

COMMITTEE DATE:	20 June 2019
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APPLICATION NO: RR/2019/421/P

BEXHILL

47 Collington Avenue, Langley House, Bexhill

Change of use from C2 (residential institution) to C3 (dwellinghouse).

Further comments for reporting:

Correspondence from agent in response to the Committee report:

- Condition 3 would prevent the use of the flat roof as a balcony/terrace, which has been used as such for many years
- The previous railings were unsafe and replacement was as a result of a advice from Rother's Building Control Officers
- Report contains incorrect assumptions
- There is no evidence this was the reason for the railings
- The applicant was incorrectly advised to submit a Certificate of Lawful Use
- No previous condition restricting the use of the flat roof
- Reluctant to submit an application for the replacement doors until this issue has been resolved
- A condition needs to meet the six tests in paragraph 55 of the NPPF
- Application is change of use only, size of building is not increasing and no physical works are proposed
- Building will not be used any more intensely as no staff will be employed
- The flats in the vicinity have balconies

RECOMMENDATION: AS PER REPORT