Jackie Fox
Planning Officer
Adur and Worthing Planning

29/5/25

Ref - AWDM/0995/24 and MY CLENT JEREMY SILVERTHORNE of 46 SOUTH STREET BN11 3AA.

Good afternoon Jackie.

I act as agent for Mr Jeremy Silverthorne. (JS) in relation to the above proposal which I understand is still being considered by the LPA.

I also understand that the applicant has engaged in consultations with the LPA and that as a result a number of changes to the proposal have already been made.

As you know JS operates a retail business immediately adjacent to the South of the proposal site. A letter from JS dated 11/9/24 is on file and broadly takes a neutral position on the proposed development.

There are however as noted in the letter from JS, a number of concerns regarding the proposed treatment of the South Flank Party wall to the Rear

East which backs directly onto and is connected to the property owned by JS.

This particular elevation as proposed is problematic to JS and it is fair to say, that as presented on the applicants submitted elevation plans, does not truly convey the full impact on the property owned by JS, and any future development opportunities he may wish to carry out.

I have been asked to flag up these concerns with you, and they are -

1) It is proposed that the South Flank Party Wall to the rear is to be opened up with large glazed openings over 2 floors and with Juliette Balconies looking straight over the roof terrace owned by JS and used Monday to Sunday by Staff for Lunch breaks etc. Although it is understood that none of the proposed changes to this elevation will be visible in the street scene, the introduction of these openings will be significant. The full impact of these new proposed substantial structural openings and the impact on the building owned by JS are not clearly conveyed on the applicants elevation plans. (the proposed elevation drawing at this point is not shown in its entirety, are there 3 or 4 new openings ? The introduction of fenestration and inset balcony details here does perhaps seem contrived and adds an alien feature

into the existing built form and if allowed offers future occupants of the development a poor outlook and amenity. Please also note the position of the air condensing units which serve the property owned by JS. These units currently are not required to function with Acoustic mitigation measures relative to residential requirements. As stated staff employed by JS regularly access this area for Lunch and Coffee breaks, it is difficult to see how future occupants of the proposal can enjoy acceptable amenity levels and a sense of privacy given this established use.

2) It is possible that JS may wish to extend his premises over the rear flat roof area to the East in the future, and it is true to say that if this proposal is approved, then any future development opportunities for JS will be seriously compromised.
3) Whilst not a Planning issue, it is difficult to see how the applicant can carry out these proposed substantial structural works to the South Flank Party wall in question without a requirement for unfettered access onto the land and property owned by JS (and subject to Party wall agreements). Future ongoing maintenance of the proposal site will also prove problematic. JS is minded not to give any Party Wall permissions for the proposal as presented.

Whilst writing we would take the opportunity to thank you for the recent site visit when you were able to see for yourself the impact the proposal has to the rear South Party Wall on Land owned by Jeremy Silverthorne, and his right to potential future development at his premises.

Kind regards

Mark Newman acting for Mr Jeremy Silverthorne.

PARTIAL ELEVATON AS SHOWN -

