1 Church St Shoreham by Sea BN43 5DQ Ref AWDM/1575/16

Julie Ferne [redacted] 1 November 2016 at 19:29
To: planning@adur-worthing.gov.uk

For the Attention of Claire Pink

Dear Ms Pink

I am the freeholder of 3 Church Street BN43 5DQ which is adjacent to the development above. My property is a commercial property and is tenanted to the Traditional Chinese Massage Centre. This therapy centre has members of the public (some of which have mobility issues) as part of its clientele.

I have seen details of the latest Retrospective application for timber sash window to ground floor East elevation and I am pleased to see that this is in situ in compliance with the conservation area status of the area.

I have been to view to development today - and I am in correspondence and telephone contact with Ian Maldon at PCW in terms of the planning permission - and I am concerned after viewing the property that the extension at the rear seems to have overshot the footprint from my understanding of the previous plans. I understood that the extension was some way from the extent of the extension on my building by around 15 cms - however the extension is flush with my property. The extension appears to expand outwards towards the "twitten" fire exit and has significantly reduced the exit area. I have been in touch with the Fire and Rescue Service and understand that the minimum width for a fire egress should be 1 metre. I measured the access and found that at the corner the maximum was 820 mm and the minimum 730 mm. I have looked online and have ascertained that this is not sufficient for a commercial property exit. Please note that my property at 3 Church St has been a commercial property for many years and has always been compliant with this requirement. Although this may not seem significant in terms of 1 commercial building, there is a possibility that the Co-Op which is based on the High Street may at some point have to exit customers via this route if their loading bay is constricted. There is no way that a stretcher or wheelchair could negotiate this space.

I also feel that the "twitten" has been narrowed by the builders at No1 - I would like you to send surveyors to check the dimensions of all of my concerns in order to re-assure me that, as a landlord of that I am compliant with the Health and Safety requirements of a commercial building. I am going to also contact Ian Maldon with the same concerns.

I would appreciate your advice on these concerns.
Best regards
Julie Ferne