THE WORTHING SOCIETY

[redacted]

[redacted]
Planning Officer
Adur and Worthing Councils
Planning Department
Town Hall
Chapel Road
Worthing BN11 1HA

25 March 2024

[redacted]

[redacted]

WORTHING SOCIETY CONSULTATION

AWDM/0287/24 | 123 MONTAGUE STREET WORTHING WEST SUSSEX BN11 3BP

Application: Change of use at ground floor (rear) from retail (Use Class E) to one self-contained residential unit (Use Class C3) including creation of terrace

Thank you for requesting our comments in respect of the above application. This distinctive building is located within the Montague Street Conservation Area.

I have now had the opportunity to discuss the application with our Heritage Team and we have the following observations. We have noted, in particular, the response from the Environmental Health Private Sector Housing Department who state, as follows, that:

"The bedroom can only be accessed through the high risk kitchen/living area and so it is an inner room. Although the bedroom has a door, this only leads to a small enclosed backyard which cannot be considered as a place of ultimate safety in that there is no prospect of escape or rescue from exposure to smoke or fire in the flat. The outlook from the flat is poor and only has views over a small enclosed backyard."

Although this is somewhat outside our remit, we are concerned that there appears to be inadequate provision for escape in the event of fire. There would also seem to be a poor outlook and amenity for future residents of the proposed flat. In addition, residents of nearby properties are concerned about 'noise nuisance' from the inclusion of a terrace in a relatively compact area.

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In summary it would appear that this proposal represents an ‘overdevelopment’ of the available site area and for the reasons stated the Society objects to this application.

I hope this is helpful.

Yours sincerely,

[redacted]

Cc: [redacted] Worthing Society Heritage Team
Cc: Planning Dept, Adur & Worthing Councils (REDACTED)