[redacted]

From: [redacted]
Sent: 07 November 2026 08:47
To: Planning
Cc: [redacted]
Subject: FORMAL OBJECTION – Proposed use of shared residential access as a commercial fire escape Property: 40A High Street

Categories: Comments Received

Dear Planning Department,

I am writing to formally raise my objection and serious concerns regarding the neighbouring commercial premises' intention to use the shared access immediately outside my front door as an emergency fire escape for its customers and staff.

Although the neighbouring business owns the land over which the access runs, I have established legal rights of access over this land for the benefit of my residential property at 40A High Street.

I have also maintained and looked after this area for many years, including its general upkeep.

The proposed arrangement would mean that potentially 20 customers, together with staff, could be directed through an area immediately outside my front door in the event of an emergency.

I have the following concerns:

1. Loss of residential privacy

This access is immediately outside my front door and forms part of my private residential environment. Using it as a commercial fire escape would bring members of the public directly alongside my home.

2. Security and safety

I have serious concerns about the security of my property and the implications of having a commercial emergency exit directly outside my residential entrance.

3. Increased commercial use

This is an established residential access. I do not agree to it being turned into an additional facility for the neighbouring business, particularly where it could involve the movement of numerous customers and staff.

4. Existing legal rights

I have a legal right of access over this land. I would like clarification as to whether the neighbouring business has any legal entitlement to use this access as a commercial fire escape and whether this would interfere with my existing rights.

5. Fire safety arrangements

I appreciate that the business must provide suitable emergency escape arrangements. However, I do not believe that my residential access should automatically be considered an appropriate solution without proper consideration of the legal position, safety implications and impact on neighbouring residential occupiers.

I therefore ask the council to:

- Investigate the proposed use of this shared access as a commercial fire escape.
- Establish whether any planning permission or building control approval is required.
- Consult the relevant fire safety authority regarding the suitability of the proposed escape route.
- Consider the impact on my residential privacy, security and existing access rights.
- Establish whether the business has the necessary legal rights to use this access for commercial purposes.

I would also ask that the proposed arrangement is not implemented until these concerns have been properly investigated.

I want to make clear that I am not seeking to prevent the business from operating safely. I am simply seeking to protect my lawful residential access and prevent an arrangement that could materially affect my home and privacy.

I look forward to receiving a written response explaining how the council intends to address these concerns.

Yours faithfully,

[redacted]

[redacted]

Owner/occupier of 40A High Street