

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/20/03131	Your Ref:	APP/20/00754
EH Case Officer Extn:	4322	Date:	09 October 2020
DC Case Officer:	Bee Crawford		
DC Case Officer Extn:	44 6514		
Application Number:	APP/20/00754		
Site Address:	18 Kingsey Avenue, Emsworth, PO10 7HP		
Proposed Development:	Proposed outbuilding providing ancillary accommodation. I attach a copy of the above application that has been received under the Town and Country Planning Acts. Any views you should wish to make should be returned to me no later than 27/10/2020.		

Observations / Comments:

Thank you for consulting Environmental Health on the above application. I have reviewed the details and whilst having no objection in principle to an outbuilding in this location, I have serious concerns about the proposed low level flue which appears to be serving a woodburning stove or similar. The low level discharge of smoke and fumes in this location, surrounded by residential gardens and properties of varying heights, is likely to significantly impact residential amenity.

In order for a flue to achieve satisfactory smoke and fume dispersal, we would expect the flue height to extend above the ridge height of the tallest nearest building. The rationale behind this principle is that unless a flue extends well above all nearby obstructions, downdraught of the smoke/fume plume can occur which has the potential to significantly impact the amenities of surrounding premises. Moreover, unless a flue terminates at sufficient height, the smoke may be trapped in regions of stagnant air which are common between low level buildings, rather than being rapidly mixed and dispersed sufficiently.

Both Building Regulations and HETAS guidance recommend a minimum chimney height of 4.5m to a position where the products of combustion can discharge freely, with the Building Regs also noting that chimney heights may need to be increased in situations where wind exposure, surrounding tall buildings, high trees or high ground could have adverse effects on flue draught.

In order to address my concerns and achieve suitable dispersal of smoke and fumes the height of the flue would need to be significantly increased which is not possible due to the nature of

the building which it is attached to. As a satisfactory height of dispersal cannot be achieved, I recommend that permission is not granted at this time.

Please do not hesitate to contact me if you have any queries.

Gemma Richards
Pollution Team Leader