

From: Duffy, Lisa
Sent: 20 December 2019 11:23
To: Pickup, Tina <Tina.Pickup@havant.gov.uk>
Subject: Re: APP/19/01082, Driftwood Cafe, 44 High Street, Emsworth

Dear Tina,

Thank you for consulting Environmental Protection on the retrospective planning application APP/19/01082 for Driftwood Café, 44 High Street, Emsworth. The application is for CCTV and a wood pellet burner flue to the rear of the seating 'pod'. Driftwood Café is situated in a mixed use commercial and residential area.

I have no comments in respect of the CCTV. However, I have significant concerns regarding the low level height of the flue which serves a wood pellet burner, and whether this will achieve satisfactory dispersal of smoke and fumes. I believe the flue extends less than a metre above the height of the single storey outbuilding, known as the seating 'pod', it is attached to.

The seating 'pod' that the burner is situated in, is a single storey building situated in the courtyard area at the rear of the Driftwood café. The courtyard area is surrounded by a range of commercial and residential properties, which vary in height, up to 3 storeys high. In order for a flue in this location 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 greater a flue or chimney's height, the better the dispersion and dilution of smoke and fumes. It is accepted good practice amongst local authorities that flues and chimneys should not terminate less than 1 metre above the ridge height of the building to which it is attached. In situations where there are buildings nearby which are likely to have an effect on the dispersion of smoke and fumes, the flue height should be at least 1 metre above the ridge of the nearest, highest building. The flue for which the applicant is seeking permission for, falls significantly below this standard.

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.

In addition to the above, the gardens of the residential properties in Queen Street that share the south east boundary are higher than where the seating pod is located which further reduces the effectiveness of the flue height. This means essentially that the flue is dispersing smoke and fumes just above head height into nearby residential gardens.

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.

I have discussed the application with the applicant and visited the site. I understand that the flue serves a compressed wood pellet burner. The burner is normally ignited in the mornings between 8.30 and 9am, and I understand that it is in use until the premises closes in the late afternoon. I also understand that the staff do not 'stoke' the burner as such, but they do refill the pellets through the day and the burner automatically dispenses the pellets as and when the burner needs it. Smoke and

fumes are understood to only be released periodically during the day, i.e. do not occur constantly, and are generally associated with the lighting and refuelling of the burner. I have observed the pellet burner being ignited in the morning and on this occasion smoke was produced and released at low level and blew in the direction of the café itself. I have concerns that when the wind is blowing in the opposite direction it will blow towards residential properties at a low level as opposed to being discharged at a suitable height which is able to achieve the satisfactory dispersal of smoke. Environmental Protection also has received a complaint about odour and smoke from the pellet burner which is currently under investigation. The complaint was first received in July 2019 and concerns the ingress of smoke and odour from the pellet burner into a nearby residential premises. The complainant alleges that when fumes from the flue are released, the smoke affects multiple rooms their home and has raised concerns that the fumes may be harmful to health. The matter remains under investigation.

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 for the flue.

I appreciate that in this situation that the flue has already been erected and is currently in use. If you are minded to grant permission, I would recommend that temporary permission is granted for a period of one year to enable the impact of fumes and smoke from the flue to be considered fully.

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

Kind regards,
Lisa



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