
Site Address: 120 Stakes Road, Waterlooville, PO7 5PW
Proposal: Installation of flue to east elevation of dwelling.
Application No: APP/19/01007 Expiry Date: 10/12/2019
Applicant: Mr D Minnell
Agent: Case Officer: Selina Donophy
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a semi- detached bungalow located on the South side of Stakes Road, Waterlooville.

2 Planning History

88/51901/000 - Dormers to front and rear and single storey rear extension (as amended by plans received 27.10.88), UNK,02/11/1988
APP/16/01295 - Installation of Flue to detached outbuilding. (Retrospective Application). , PERM,09/02/2017

3 Proposal

Installation of flue to east elevation of dwelling. There was a flue previously given permission retrospectively in 2016 to a detached outbuilding at the property.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council
No comments

Environmental Health Manager, Community Group

Thank you for consulting the Environmental Protection team on the above planning application.

The plans show that the flue will terminate 600mm above the ridge of the building to which it will be attached. This appears to comply with the requirements of building control Approved Document J, although my observation does not confirm that the flue complies with Building Control Regulations. As such, the discharge from the flue is unlikely to cause any smoke problems to neighbouring properties. However, if planning permission is granted, this does not necessarily mean that the person(s) responsible for the flue will be exempt from formal action being taken under statutory nuisance and/or antisocial behaviour legislation should complaints about emissions of smoke be made once it is installed.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I strongly object to the installation of this 2nd flue for the following reasons: My home already suffers every Winter from nuisance smoke, fumes from the outbuilding (past planning ref APP/16/01295) AT 120 Stakes Road. The front garden, entrance and all the front rooms 'incl.bedrooms' of my home continue to suffer from smoke, fumes from the outbuilding ever since planning ignored my objections and approved the past retrospective planning application. The property owner and Havant Environmental Health Pollution team have both failed to stop the present log burner smoke entering my home to date, I therefore certainly don't want another flue nearby. I therefore strongly object to any further flues in the same vicinity especially at the same property. The houses, outbuildings are far too close to each other in this residential area for log burners to be used and planning should make the area a smoke free zone and ban log burners due to the pollution the flues send into adjacent homes and gardens where people live.	Comments addressed in Planning Considerations section

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The flue would have an overall height of 5.6 metres and would protrude above the existing roof ridge line by approximately 1.1 metres. The proposed flue is to be sited on the Eastern elevation wall of the property so would be visible from the highway. The proposed flue is currently proposed as stainless steel, however due to its prominence from the road, a condition shall be added stipulating that the flue must be coloured in matte black so as to better match the existing property and reduce any harmful visual impact on the streetscene.

The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 Objections have been made surrounding concerns over smoke pollution in and around the surrounding residential area and neighbouring properties from existing flues at this property. Environmental Health have been consulted regarding these issues and have considered the flue to be unlikely to cause nuisance to neighbouring properties. Informatives shall be included with the decision to ensure it is known that it is the responsibility of the owner to ensure that the flue does not cause smoke nuisance to neighbours. If complaints about smoke pollution were to be made post flue installation, the owners would not be exempt from action to be taken against them.

7.5 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01007

(A) subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan received 15.10.2019
Proposed block plan received 15.10.2019
REF 4 cross section
REF 5 internal plan of wood burner
REF 6 proposed ground floor plan
North elevation received 15.10.2019
South elevation received 15.10.2019

Reason: - To ensure provision of a satisfactory development.

- 3 The flue shall be coloured in matte black

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.