

Consultee Comments for Planning Application APP/20/00030

Application Summary

Application Number: APP/20/00030

Address: The Kings Arms, 19 Havant Road, Emsworth, PO10 7JD

Proposal: Retrospective application for roof over seating area and outside bar with pizza oven and servery.

Case Officer: Lesley Wells

Consultee Details

Name: Consultee Environmental Health (Environment Team)

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

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On Behalf Of: Environmental Health Manager, Community Group

Comments

I note the position of the pizza oven flue is marginally below the roof level of the adjacent structure, and that the flue appears to be <500mm from the structure. I also note that pizza oven shows signs of significant soot deposition above it's door, indicating that the flue may not be drawing effectively. This could mean that the appliance is operating less efficiently (and producing more pollutants-) than it could be (or alternatively, 'should' be).

Paragraph 2.10 of Approved Document J (ADJ) states that "the outlet from a flue (serving a solid fuel burning appliance) should be above the roof of the building in a position where the products of combustion can discharge freely...whatever the wind conditions". Further, Diagram 17 note 4 indicates that a vertical flue fixed to an outside wall should be treated as one which penetrates the weather surface of the roof, at it's nearest edge.

The pizza oven flue does not satisfy these requirements, and whether or not it should technically be considered to be a fixed appliance (as opposed to a free-standing flue) - it is clear that it's current position will hamper the proper dispersal of flue gasses & particles from combustion. This will affect employees, and customers - and could be regarded as a corporate health & safety matter - but it remains that the appliance is subject to planning, and that it's present installation is not ideal, so it could equally be regarded as an 'appropriateness of land-use' matter.

It could be solved by extending the flue (ideally, a sensible distance above the flat roof, say 600mm), or by relocating the appliance to >2300mm from the nearest structure (both criteria drawn from - ADJ diag. 17, D).

I will leave it to the planning service to decide whether these observations amount to a material reason to require amendment of the proposals or to justify (or necessitate) a refusal. My intention

is only to highlight these deficiencies for consideration.

(JD)