
Site Address: 120 Stakes Road, Waterlooville, PO7 5PW
Proposal: Installation of Flue to detached outbuilding. (Retrospective Application).
Application No: APP/16/01295 Expiry Date: 10/02/2017
Applicant: Mr T Minnell
Agent: Mr D Minnell Case Officer: Karen Wooden
Ward: Purbrook
Site Visit Date:

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The application site is a semi detached bungalow with a front dormer window. The focus of this application is the flue which has been installed in the outbuilding to the rear of the property.

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

3 Proposal

Installation of Flue to detached outbuilding. (Retrospective Application).

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)

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

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group

I refer to the above retrospective application, and have read the enclosed documentation provided by the applicant and can comment that as the Environmental Health Pollution Office has received no complaints to date related to this wood burner/flue, I raise no objection to this installation at this time. I would ask however that an informative be added to any positive decision that may be granted.
Informative has been added.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
When lit, smoke and fumes enter home.	The Environmental Health informative that has been added to this application identifies that the owners are responsible for ensuring that the flue causes no smoke nuisance to the neighbours.
Concerned that the outbuilding poses a fire risk due to its current location.	The outbuilding has been erected under Permitted Development and therefore does not require planning permission. Building Control are currently considering a regularisation application for the installation of the flue, and have confirmed that the outbuilding is exempt from Building Control due to the size. Therefore no action can be taken in relation to the location.
We have suffered excessive fumes, smoke, ash nuisance problems in the past from large bonfires prior to the erection of the outbuilding	This is not relevant to the current application.

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 protrudes 1m higher than the ridge height of the outbuilding, giving a total height of 4.5m from ground level. Due to the location of the flue it is not visible from the

streetscene and therefore does not result in an adverse impact on the visual amenity of the locality. 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).

(iii) Effect on neighbouring properties

- 7.4 The concerns raised in relation to the smoke and fumes have been addressed in section 6. The flue is located approximately 13m from the nearest property, and therefore it is considered that the proposal is unlikely to appear overbearing 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 PLANNING PERMISSION IN RETROSPECT** for application APP/16/01295 subject to the following condition

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

Location plan - received 16.12.16
Block plan - received 16.12.16
Specification - received 16.12.16
Plan - (ref 04) received 16.12.16

Reason: - To ensure provision of a satisfactory development.