

From: Richards, Gemma <Gemma.Richards@easthants.gov.uk>

Sent: 18 November 2021 11:06

To: Donophy, Selina <Selina.Donophy@Havant.gov.uk>

Subject: APP/21/01009 - 14 Beacon Square, Emsworth

Hi Selina

I've taken a look at the above application and would say I have reservations regarding the position and height of the proposed chimney. Ideally it would discharge above the height of the ridge of the main building (and those surrounding it) to allow for satisfactory dispersion of smoke to atmosphere. I note the applicant is removing the original chimney to increase floorspace, but this does discharge at a much more suitable height. Regarding its position, prevailing winds in the area are usually south westerly which may increase the likelihood of smoke not dispersing efficiently when discharged at a lower height.

The proposed chimney appears to discharge above window height, but it isn't clear whether the proposed rooflights are openable windows or not.

The application also refers to nearby properties also having balconies which if true may increase the potential for impact from smoke not dispersing at a higher height.

Despite my concerns above and my preference to see the chimney height increased, I have insufficient grounds to refuse the application, but I would recommend passing my comments to the applicant for their consideration in case they are able to incorporate their desire for a woodburning stove in a more suitable position in their property.

As a team, we have seen an increase in the number of complaints about smoke nuisance due to chimneys, flues, fireplaces and stoves over recent years. We have a duty to investigate such complaints under the Environmental Protection Act 1990 and the applicant should be aware that in the event that any such complaints are received about their wood burning stove, formal action may be taken under this legislation despite compliance with planning and building control legislation if smoke from their property materially interferes with the use or enjoyment of a neighbouring property.

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

Regards

Gemma

Gemma Richards

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Environmental Health

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