

HAVANT BOROUGH COUNCIL

MEMORANDUM

From:	Environmental Health	To:	Development Services Manager
		FAO:	Miss J Shore
Our Ref:	EH/LTG/ltg	Your Ref:	APP/13/00800
Ext. No:	446668	Date:	9 September 2013

**Re: 85 Elm Close Estate, Hayling Island, PO11 9AU
Single storey extensions to east and west elevations; demolish existing
garage and erection of replacement garage and store.**

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have to object to this application as it stands since the plans show the inclusion of a flue with a chinaman's hat cowl discharging well below the ridge line of the building with no information regarding its purpose and what it is to serve.

There would be no problem if it was intended to serve a gas boiler although I believe that this is unlikely. It is far more likely that the flue would serve a wood burning stove or solid fuel appliance. In such circumstance I believe that a nuisance would almost inevitably be caused to neighbouring properties as the downdraught caused as wind moves across the building causes smoke to spill down toward ground level. Additionally, the chinaman's hat cowl will inevitably reduce the efflux velocity of the discharged smoke reducing the effect of thermal lift and adding to the problem.

I have viewed neighbouring properties on the estate and confirmed that other chimneys discharge at and normally above ridge height. I would have no objection if the flue discharged at a point 1 metre above the ridge line either without a cowl or with a vertical discharge cowl.



L.T. Glass
Environmental Health Team Leader (Environment)