

Design Statement – Revised Chimney

The Design and Access Statement used to support APP/14/00171 provides an overview of the site and design considerations. This document provides full details of the proposed chimney, its location and use.

Background

Under APP/14/00171, planning permission for a refurbishment and extension of 1 Kingsey Avenue, Emsworth was sought. The original application included a chimney flue in the centre of the single storey area of the proposed roof. In discussion with the planning department, the chimney was removed from the application in order to enable the application to be approved without delay. The grant of planning permission imposed a condition that no chimney shall be added to the roof of the single storey extension, thus removing rights by condition.

This application proposes that a chimney through the single storey roof be permitted in a revised location.

Intended Use

The refurbishment of the property is designed to achieve high standards of appearance and energy efficiency, in accordance with National Planning Policy. The design will incorporate standards of insulation in excess of those required under current legislation and will use solar thermal panels to contribute to domestic water heating. In addition to the background gas central heating, it is proposed to use high efficiency wood burning stoves as a low carbon form of space heating including one in the new living/dining area which is located in the single storey extension.

It is intended to install a Morso Wood Burning stove that has been Defra approved for use in smoke-controlled areas. This stove will be installed in accordance with the manufacturer's instructions and Building regulations by a HETAS-registered technician. In addition, the stove will be operated in accordance with the manufacturer's instructions such as using properly dried timber. Under these conditions the stove has been certified as meeting the toughest of UK emission controls and will burn smoke free.

Chimney Location

A single representation was received by the planning department under APP/14/00171. The author's sole concern was the siting of the chimney (para 3 of the email). This was centred on the possible emission of smoke: as explained above, this proposal uses a stove that is certified by Defra as meeting their toughest requirements for smoke emission. The author also suggests that the flue might be re-located.

Since the original proposal the siting of the stove and chimney has been re-considered and it is proposed that the chimney be located as far as away from the neighbouring property as sensibly possible within the overall design. This means that the chimney has been moved a further four metres to the West and is now approximately 13.7 metres from the nearest window in the neighbouring property.

Guidance has been sought from the Environmental Health Department, where Mr Hector has confirmed that this is seen as being a planning decision, not one for Environmental Health.

Policy Guidelines

Condition 7 was imposed in the Grant of APP/14/00171 with reference particular to policies CS16 and DM10.

DM10 is concerned with pollution and it is believed that the selection of a Wood Burning stove approved by Defra for use in a smoke controlled area, its correct installation and use will ensure that there is no risk of pollution from the installation, hence this policy should no longer be applied.

Policy CS16 is concerned with good design and potential impact on the neighbouring property. Since the chimney has been relocated as far as possible from the neighbour and the installation has been specified to exceed the highest standards, it is considered that this policy should not preclude this proposed amendment.

The condition also refers to the National Planning Policy Framework. It is noted that this supports the use of low carbon heating sources such as the proposed installation.

Fall-back Option

In order to meet the overall Government guidance and householder's desire to minimise carbon impact, a fall-back option if the proposed re-located chimney were not permitted has been identified. This would be based on using an external flue that did not penetrate the roof structure and therefore did not breach condition 7. The consequence would be that the design integrity of the extension West elevation would be compromised by an external flue.

Summary

This application proposes a relocated chimney and provides full details of the intended Wood Burning stove in order to address the previously identified areas where further amplification is required.

It is recommended that this application be approved.