

Planning Application Reference: APP/25/00968

Description: Single storey front, side and rear extension with addition of log burner flue. Amendments to previously approved application APP/22/00781

Location: 10 Nore Farm Avenue, Emsworth, PO10 7NA

The above application has been reviewed. Environmental Health (pollution) has no objection in principle to the proposals, subject to the following conditions and informative notes.

The log burner flue must be installed in a manner to minimise potential for smoke impacts to neighbours.

Recommended condition.

Log burner flue

The flue associated with the proposed log-burning appliance shall be installed in accordance with Approved Document J of the Building Regulations and shall terminate no less than 1 metre above the highest part of the roof. The flue shall be sited to meet all statutory separation distances from neighbouring windows, doors, and boundaries, and shall be positioned and constructed so as to minimise, as far as reasonably practicable, smoke impacts on neighbouring properties.

Prior to first use, the applicant shall provide evidence of Building Control approval or certification by an approved competent-person scheme (e.g., HETAS).

Reason: to protect the amenity of occupiers of adjacent premises

Informative note - Statutory Nuisance

The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act, 1990 be received.

Informative notes for Demolition and Construction, Installation, Refurbishment etc:

1. Permitted hours for building work.

Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.

2. Notification to neighbours of demolition/ building works.

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

3. Dust.

Best Practicable Means (BPM) should be used in controlling dust emissions, in accordance with the Supplementary Planning Guidance issued by the GLA 2014 for The Control of Dust and Emissions from Construction and Demolition.

4. Dark smoke and nuisance.

No waste materials should be burnt on site of the development hereby approved.

Kind regards,

Craig Milligan

Environmental Health Officer