Expiry Date - 16/06/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0597/23 **Recommendation – REFUSE**

Site: **53 The Drive Worthing West Sussex BN11 5LN**

Proposal: **Proposed installation of wood burning stove flue in garden annexe**

Date of site visit: original site visit not undertaken due to Covid 19, photos supplied by agent, further site visit 13.06.22

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is an annexe within the garden of a terraced house on the west side of The Drive Tarring.

The detached single storey annexe comprises a living/kitchen area, bedroom and bathroom. It is situated at the rear of the garden of No 53. The annexe has windows to the east facing into the existing garden and a door and small window to the northern elevation.

At the rear of the garden is a gate to a rear alleyway which runs behind the terraced properties

The area generally is predominantly residential terraced properties with gardens some of which have domestic scale outbuildings.

Proposal

The application proposes a stainless steel twin wall flue with flue supports on for a wood burning stove. The flue would be situated on the northern side of the annexe and would be to a height of approx. 5m in height.

Consultations:

Adur and Worthing Councils

Environmental health PH

The proposed extract flue is within 2m of a neighbouring garden and less than 20m from the rear facade of the neighbouring properties. Furthermore the extract flue on a single storey outbuilding which will terminate at a height equivalent to the first floor of

surrounding properties. This means that smoke and odour from the proposed wood burning stove is likely to affect the amenity of residential occupiers. As a result I raise this objection to the application

Representations

None

Relevant Planning Policies

National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local plan 2023

DM5 - QUALITY OF THE BUILT ENVIRONMENT
DM22- POLLUTION

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed flue is to an annexe building in the rear of No 53. Buildings in the rear are of domestic scale of sheds and outhouses approx. 2-3m in height. Due to its position at the rear it would be unlikely to be visible from the street scene, however its height of approx. 5m and secured with support straps above a single storey building would mean that it would be visually prominent protruding well above the existing annexe and above surrounding development including sheds and outhouses. The proposed flue would be obtrusive, alien and harmful to the character of the area.

Residential Amenity

The most affected properties are No 51 and 55 The Drive as well as 53 itself. Notwithstanding the visual impact of the proposal Para 5.311 of the Worthing Local Plan states:

New development has the potential to have an adverse impact on air quality through increased transport movements and congestion. In addition, point sources such as biomass boilers and wood burners (both domestic and commercial) can have a significant impact on levels of particulates, particularly PM2.5. Applicants for development within or adjacent to an AQMA should discuss requirements with the Council's Environmental Health Team before a planning application is submitted. This will help to determine whether

a proposed development could impact upon the AQMA and what potential mitigation measures may be required.

Policy DM22- Pollution indicates

a) Development should not contribute to, be put at risk from, or be adversely affected by unacceptable levels of soil, air, water, artificial light or noise pollution or land instability. Where possible development should help to improve local environmental conditions.

The Environmental Health Officers have raised concern about the impact of the flue on neighbouring properties in terms of smoke and odour raising concerns about its location to the boundary and the separation to the main houses. They have also confirmed that even 'smokeless fuels' still omit smoke especially at start up. The proposal would therefore be contrary to policy DM5 and DM22 of the WLP

The proposal is therefore considered inappropriate for the location in terms of visual impact and potential for smoke and odours.

Recommendation

Refusal for the following reasons:

1. By reason of its siting, size and design the extraction flue would represent a conspicuous and unsightly addition to the single storey annexe building which detracts from the surrounding character of the domestic gardens. The development is therefore contrary to policy DM5 of the Worthing Local Plan and relevant extracts of the NPPF.

2. By reason of its siting and size the extraction flue would be likely to cause unacceptable levels of smoke and odour to the neighbouring residential properties contrary to Policies DM5 and DM22 of the Worthing Local plan and relevant extracts of the NPPF.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

Is recommendation contrary to letter(s) of representation? N

Expiry Date - 16/06/2023

Case Officer: Jackie Fox Date: 12.06.23

Authorised by: Jo Morin Date: 12.06.2023