DELEGATED DECISION REPORT

SMD/2020/0603 **Valid 28/10/2020**	**11 BLACKBIRD WAY** **BIDDULPH**	**PROPOSED NEW FIREPLACE AND EXTERNAL CHIMNEY STACK** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

The impact on the character and appearance of the area
The impact on residential amenity

DESCRIPTION OF SITE

The site is in within the development boundary of Biddulph and lies on a modern housing estate next to the eastern edge of the town. It comprises a semi-detached brick-and-tile dwellinghouse which appears from the road, with the adjoining dwelling, as one detached house. It faces Blackbird Drive cul-de-sac to the south and there are other dwellings either side of the site to the west (including the adjoining house) and east and also to the other side of the road to the south and to the rear of the site (north).

PROPOSAL

This is a full householder planning application for an external chimney stack attached to the east side wall of the house and which would have matching brick. The top of the stack and chimney pot would be slightly above the main roof ridge.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations

NPPF (Revised February 2019)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0383. Single-storey side/rear extension. Approved and currently being built. This is shown on the current application drawings.

CONSULTATIONS

Publicity

Site Notice expiry date: 25.11.20
Neighbour consultation period ends: 25.11.20
Press Advert: N/A

Public Comments

One letter of objection has been received from a nearby neighbour who objects on the grounds of it being built close to the side wall of her house and close to the front window, also that it would be out of keeping with the other houses in the street devaluing her property and also that her property would be affected by smoke.

Town / Parish Comments

Recommend approval but highlight concerns about the use of fossil fuels.

Severn Trent Water

No objection.

OFFICER COMMENTS

The design, scale and form of the chimney stack would not harm the appearance of the house and it would be constructed using matching brick. Although other houses in the street do not have chimney stacks, the one proposed would not harm the street scene or the general character of the area. It would not significantly close the gap between the house and the neighbouring house to the east. Chimneys are generally encouraged as a positive design feature which enhance the local vernacular and according to the SM Design Guide add interest to a building.

With regard to residential amenity, it would not restrict light to neighbouring properties as it would not be close enough to windows of other properties. Despite the letter of objection, it cannot be viewed from the main windows of neighbouring properties and would not appear overdominant or visually obtrusive from other properties.

Regarding other points in the letter of objection, the impact on property values is not a material planning consideration. Smoke from domestic fires and chimneys are also in this case not material planning considerations (this issue was also raised by the Town Council) but are controlled by Environmental Health legislation. In any case, smoke would be emitted from the top of the chimney which is above the roof ridges of neighbouring houses and therefore adjacent houses are less likely to be harmfully affected by any smoke. Domestic chimneys are a common feature on dwellinghouses within suburban areas. If they are used inappropriately or there is contravention of any “smoke free zone” legislation this would be a separate EH matter.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area and would therefore comply with the Local Plan and the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 23.12.20

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council