

03 JUL 2013

Memorandum

To:	Planning	From:	Environmental Health
Officer:	Claire Booth	Officer:	Gill Atkinson
Reference:	3/2013/0514	Extension No:	3214
Date:	2 July 2013		

Planning Application: 3/2013/0514
Location: 11 Beech Drive, Calderstones Park, Whalley.

Development: Proposed rear single storey family room extension.

Thank you for consulting us on the above application. The plans are for the development of a rear single storey extension to provide a family room. It is noted that there are also some plans to include a wood burning stove within this proposed extension.

In principle the environmental health team have no objection to the proposed extension to the building. However, we would recommend **refusal** of the application based upon the requirement to locate a wood burning stove in the proposed extension.

Reason:

The environmental health team have received no details of the proposed wood-burning stove, in order to assess the suitability or compliance with any environmental protection legislation or Building Control Regulations. The team are therefore not satisfied that any compliance could be achieved. There is also concern in respect of the proposed location and height (although no clear details have been submitted) of the chimneystack, which is in close proximity to neighbouring residences. This gives rise to the likelihood of complaints of nuisance from smoke and odour from the chimney serving the wood burner.

Should details of the proposed wood burner be provided, the environmental health team would still be minded to recommend refusal based upon the propensity for nuisance.

Regards

Gill Atkinson
Environmental Health Officer.