

Report To:	The Planning Board	Date:	3rd June 2009
Report By:	Head of Planning and Housing	Report No:	09/0105/IC Plan 06/09
Contact Officer:	Mike Martin	Contact No:	01475 712412
Subject:	Formation of chimney flue (in retrospect) at Cairns Glencairn Road Kilmacolm PA13 4NL		

SITE DESCRIPTION

"Cairns" lies on the west side of Glencairn Road, Kilmacolm. The property consists of a detached single storey dwellinghouse which was constructed within the original garden grounds of "Glebehurst, now forming the adjoining property to the south. The dwellinghouse is single storey and includes a recently constructed extension at the south elevation.

PROPOSAL

The proposal, which is retrospective, relates to the formation of a chimney flue in the recently extended part of the house. The flue, which projects to a maximum height of 600mm above the roof, is formed in stainless steel with copper (to match the roof) lapped at its base. It is to serve a wood burning stove which is installed within the extended living area.

LOCAL PLAN POLICIES

Local Plan Policy H1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded, and where practicable, enhanced. New residential development will be acceptable, in principle, subject to other relevant Local Plan policies.

CONSULTATIONS

Head Of Safer Communities - The stove is a sealed appliance which is designed to burn dried and seasoned wood and smokeless fuels. Provided that the stove is used in accordance with the manufacturer's instructions and only the recommended fuels are used, there should be no issues with regard to smoke and odour from the use of the appliance. However, in the event of complaint

being received concerning wood smoke within neighbouring properties and if statutory nuisance can be proved in terms of the Environmental Protection Act 1990, then an abatement notice would be served on the use of the stove. This course of action would, however, be unlikely if the appliance is operating correctly.

PUBLICITY

The nature of the proposal did not require advertisement.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

The application has been the subject of neighbour notification. Two letters of objection have been submitted by the neighbouring residents at "Glebehurst", Glencairn Road. The matters raised relative to this application are:-

- (1) The chimney flue is already in place.
- (2) The chimney cowl fitted increases the height of the structure.
- (3) The appearance of the chimney flue is inappropriate.
- (4) Concern regarding the possible effective of smoke and fumes on neighbouring residential property.

I will respond to the points in assessment.

ASSESSMENT

The material considerations in the assessment of this application are the development plan, public comment and residential amenity.

I note that the application is in relation to a domestic chimney flue which projects above the roof level of the recently constructed extension to the property by 600mm. In appearance it is of standard design and composition. By comparison I note that it is lower in height than the existing chimney located on the original part of the house. Accordingly in terms of its visual appearance I consider that the flue does not create an unacceptable impact upon the appearance of the property or for residential amenity. There is no conflict with Local Plan policy H1.

Examining concerns regarding the possible impact of smoke and fumes on neighbouring property, the Head of Safer Communities advises that there should be no issues with regard to smoke and odour from the use of the appliance. Accordingly it should not impact adversely upon residential amenity.

RECOMMENDATION

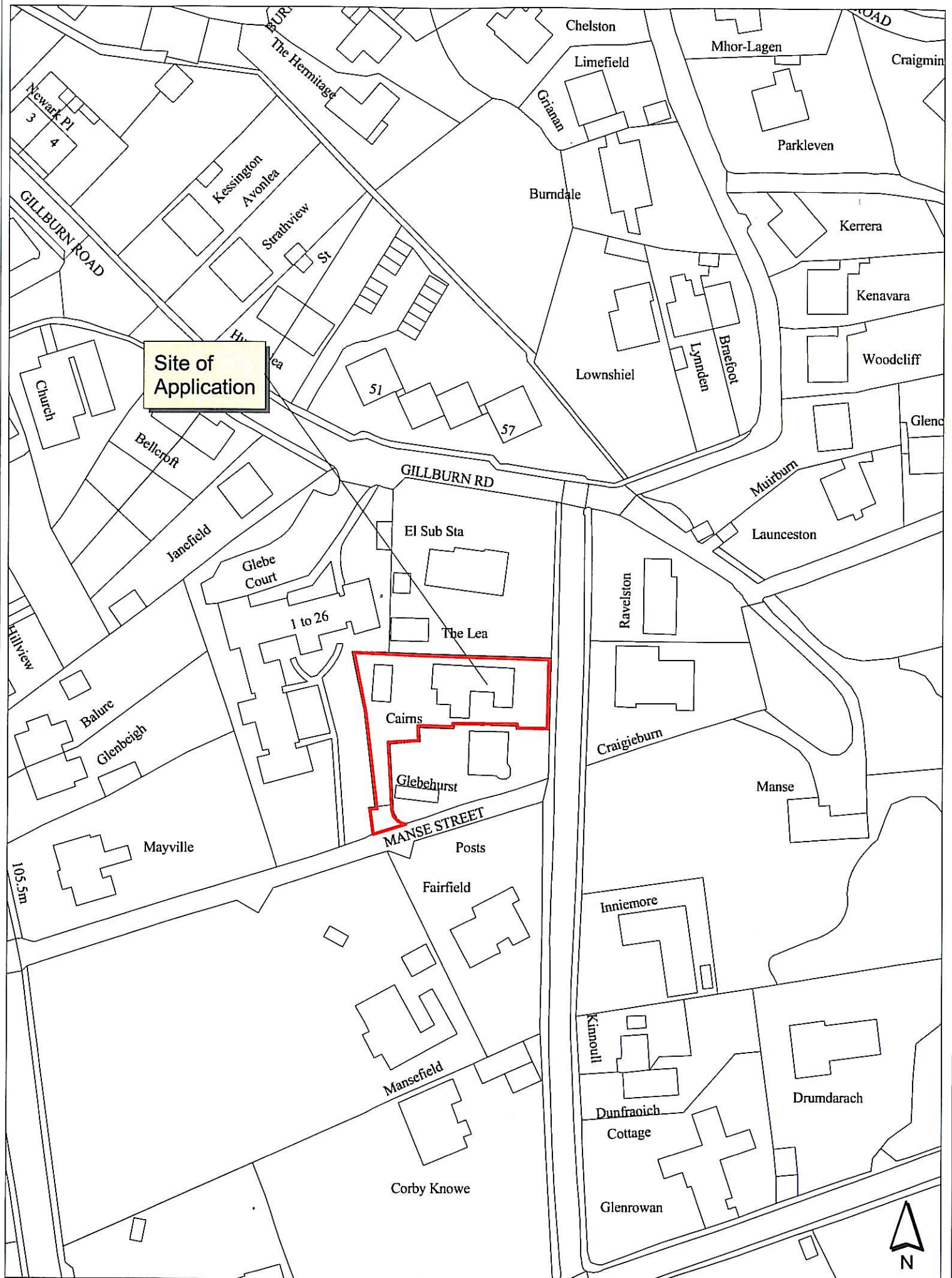
That the application be granted

F. K WILLIAMSON

Head of Planning and Housing

BACKGROUND PAPERS

- 1) Application Forms
- 2) Application Plans
- 3) Inverclyde Local Plan
- 4) Consultation Responses
- 5) Letters of Objection



Gleberhurst
Glencairn Road
Kilmacolm
PA13 4NL

Tel: 01505 874086

052.4
Macklin

Dear Sir,

Re: Cairns, Glencairn Road, Kilmacolm, Inverclyde PA13 4NL

I understand from a neighbour of my parents that a letter has been sent from Keppie Design stating that have lodged an application to "introduce a chimney flue."

Unfortunately my parents are away and are not currently contactable. Their views, however, are well known to me and I am sure they object to this addition. I would like to draw your attention to the following points:

- (1) The chimney flue is already introduced.
- (2) On top of the chimney flue is a substantial chimney cowl which doubles the height of the chimney and I am not sure if this is included in the new application
- (3) My parents have concerns about the appearance of the chimney flue.
- (4) There is grave concern about smoke and fumes from this chimney blowing into the garden of my parents' property and into the property itself.
- (5) I enclose my father's letter from 13th April 2009.

My parents may have further concerns and may not be able to submit them in time for the application meeting.

Many thanks for considering these points and look forward to hearing the outcome of the meeting,



Jonathan Macklin

Inverclyde Council
Head of Planning
Cathcart House
6 Cathcart Square
Greenock
PA15 1LS



**Glebehurst
Glencairn Road
Kilmacolm
PA13 4NL**

Tel: 01505 874086

Mr Mike Martin
Senior Town Planner
Inverclyde Council
Cathcart House
6 Cathcart Square
Greenock
PA15 1LS

13 April 2009

Dear Mr Martin

Planning Application - Cairns, Glencairn Road. Kilmacolm

I am writing to you following my wife's telephone conversation with you arising from the erection of a chimney on the extension to Cairns, Glencairn Road, Kilmacolm. This chimney is not on the original plans for the extension and I am writing formally to object to it. I should like to take this opportunity to raise other matters relevant to this extension.

You will know that I raised a number of issues with you, in conversation and by letter (28 August 2007), in relation to the original plan. I was not advised at the time that, if I did not formally object, this matter would be dealt with at officer level and would not be considered by the Committee. I specifically asked that we be contacted again when a decision was imminent.

I specifically mentioned the issue of building materials and it is my view that the completed extension is entirely unsympathetic to its environment. The eaves and entrance are an unusual green colour and from our upstairs window the extension has the appearance of an industrial unit, an impression enhanced by the stainless steel chimney. The house itself is now something of a hybrid and I wonder to what extent this was considered when planning permission was granted.

I should like confirmation from you that the extension, with overhang, is confined to the original building line in keeping with verbal assurances given to me at the time of the planning application. I should also like confirmation that the height of the extension is as stated in the planning application.



I look forward to your comments and I assume that the chimney addition will now be the subject of a new formal planning application. I should say that since this matter was raised work on the chimney has continued.

I wish this letter to be brought to the attention of the Planning Committee and copied to the four councillors for my ward.

Yours sincerely

PROFESSOR JOHN MACKLIN

