Planning Application no. PL/2023/04337

Site Location: The Coach House, Wheatsheaf Lane, Oaksey SN16 9TB

Chief Planning Officer

Wiltshire Council

FAO Mr Tim Furmidge

24th July 2023

Objection to retrospective planning application for the installation of a chimney flue

Dear Sir,

With reference to planning application PL/2023/04337 I would like to make the following five observations:

Original planning permission for the conversion of The Coach House

1. I note from the original planning permission for the conversion of the former barn/stable block into residential accommodation (N/03/02503/FUL) that condition 3 states that:

   "Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) there shall be no extension or external alteration to any building forming part of the development hereby permitted."

   It can be seen therefore that approval N/03/02503/FUL has its permitted development rights removed and therefore the recent chimney flue works are in conflict with the specific terms of this Planning Permission Condition.

   Furthermore I note that the Planning Condition 3 'Reason' is as follows:

   "In order to safeguard the amenity of the area by enabling the local planning authority to consider individually whether planning permission should be granted for extensions and external alterations."

   This wording is specific in providing the Council with the opportunity of considering the impact of any additional development. This is not surprising given the sensitivity of the Coach House as a non-designated heritage asset (see below) in the context of its location within the Oaksey Conservation Area and in its relationship to the group of adjacent rural farm buildings of which it forms a part.

Historic significance of The Coach House

2. The Coach House was present on the 1843 Oaksey tithe map and was rebuilt in 1872 (there is a datestone on the western frontage of the building). It originally formed a barn and stable for Church Farm and, given its age and clear visual/physical relationship with both Church Farmhouse and an adjacent much larger and older barn, can be regarded as a non-designated heritage asset. Eversley House and the adjacent house now known as Church Farm Barns were once part of the farmyard around Church Farm. The Coach House also lies within the Oaksey Conservation Area.

   Given the historical significance of The Coach House, the clear marked visual and structural external change to the building and the visual changes to the historic Church Farm complex, I consider that the chimney flue in its present form has an adverse effect on the significance of this group of buildings which all lie within the Oaksey Conservation Area.

Visual effect of the chimney flue

3. The chimney flue has been constructed on what was originally an outbuilding to The Coach House. It appears as a visually separate and incongruous tall black vertical structure with no obvious functional or visual relationship to the rural converted outbuilding to which it is connected. In my experience these types of flue structures are often controlled by Councils in barn conversion schemes to minimise their visual impact given their functional context. This is not the case here. The chimney flue is directly visible from our lounge (which faces the Coach House) and garden and pays little regard to its rural surroundings (see plan and photo 1 below). It also has a significant adverse visual effect on our residential amenity.

Smoke and odours from the chimney flue

4. Given the location of the chimney flue, prevailing westerly winds blow the smoke and odours from the flue directly into our garden and property. This was demonstrated when the log burner was lit shortly after the chimney flue was constructed. This results in a significant adverse effect to our reasonable right to clean air. In this regard I note that the Environmental Protection Act 1990 (paragraph 79) defines statutory nuisances to include smoke and fumes emitted from premises which are prejudicial to health or a nuisance. The construction of the chimney flue has not taken this Act into consideration.

Nearby trees

5. I note that the applicant has stated in the planning application that there are no hedges or trees on adjoining properties within falling distance of the chimney flue. I would point out that there is a stand of still growing very tall birch trees in our garden, one of which is within range of the chimney flue if it were to fall. There is also a large willow tree within the driveway of Church Farm Barns which is clearly within falling distance of the chimney flue (see photo 2).

In summary, I consider that the chimney flue in its present form has an adverse effect on the significance of the historic Church Farm complex and therefore is an inappropriate

structure within the Oaksey Conservation Area. It also has an adverse effect on our residential amenity in terms of visual impact and our reasonable right to clean air from the resulting odours and fumes from the chimney. The chimney flue also lies within the falling distance of trees on neighbouring properties. I trust that the Council will take the above points into consideration when deciding on whether to grant retrospective planning permission.

Alan Thomas

Eversley House

Wheatsheaf Lane

Oaksey

SN16 9TB

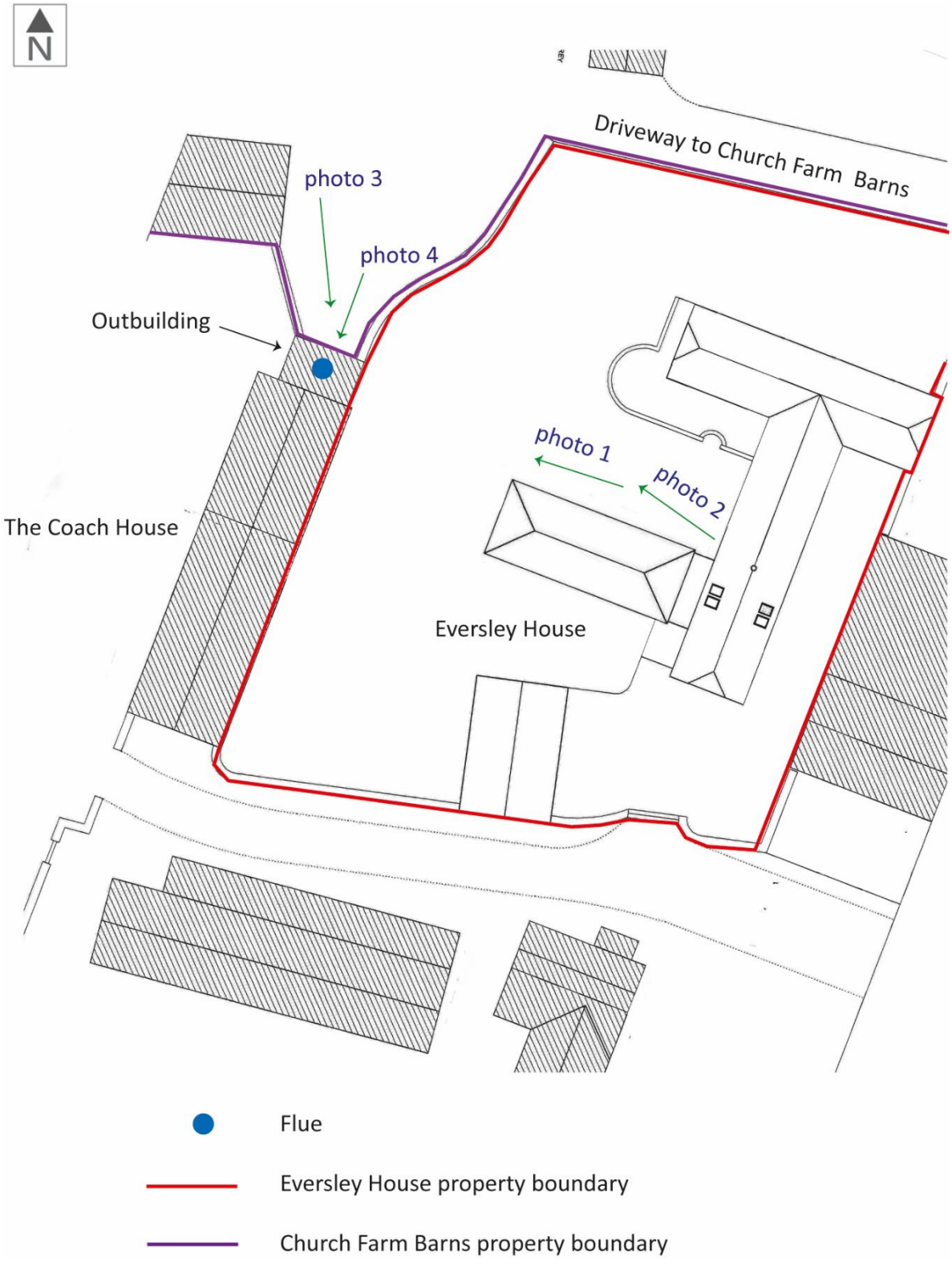

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Driveway to Church Farm Barns
photo 3
photo 4
Outbuilding
photo 1
photo 2
The Coach House
Eversley House
Flue
Eversley House property boundary
Church Farm Barns property boundary



Photo 1: View of chimney flue from lounge and garden of Eversley House



Photo 2: View of chimney flue from garden of Eversley House showing proximity of willow and birch trees



Photo 3: View of chimney flue from driveway of Church Farm Barns



Photo 4: view of outbuilding with flue directly adjacent to the property boundary with Church Farm Barns