

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00181
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	40 Hunters Field, Chippenham, SN14 0FT
DEVELOPMENT DESCRIPTION:	Installation of woodburning stove and metal flue
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL & SITE DESCRIPTION

The proposal seeks planning permission for the installation of a woodburning stove and metal flue at 40 Hunters Field, Chippenham.

The application site is not subject to any site specific planning policy constraints.

PLANNING HISTORY

Proposal / Summary
None relevant to this proposal, but substantial planning history for the wider original residential development.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Chippenham Neighbourhood Plan:

- No policies of relevance

North Wiltshire Local Plan 2011:

- NE18 Noise and Pollution

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Chippenham Town Council: No objection

There are concerns around the particulates and carbon emissions associated with wood

burning stoves and the effect this is having on the environment. The installation of the stove should be certified under HETAS

Public Protection The proposed Wood Burner and flue must be installed by a HETAS qualified engineer. A certificate confirming this shall be submitted to the LPA within 3 months of installation. No materials other than those specified by the manufacturer shall be used to fuel the appliance.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

REPRESENTATIONS

One comment received:

"As a Chippenham resident who was on the verge of buying a wood burner, until I discovered the risks it posed to the health of my family and my neighbours, I would urge that this application be turned down, or that the applicant reconsider the use of a wood burner."

Some helpful resources:

<https://earth.org/wood-stoves-and-air-pollution-whats-the-link/>

<https://www.theguardian.com/environment/2025/oct/23/wood-burners-linked-to-2500-deaths-a-year-in-the-uk-analysis-finds>

<https://www.bbc.co.uk/news/articles/cjdne9ke0m1o>"

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The application seeks consent for the installation of a new flue for a woodburning stove to serve 40 Hunters Field, a detached dwellinghouse in the south of Chippenham. The flue is proposed on the east elevation and would comprise a black painted, twin wall metal flue. Its height would extend just above the ridgeline to ensure safe operation and compliance with the relevant building standards.

Given its simple form, dark colour finish, and functional domestic purpose, the flue would not appear visually intrusive or out of keeping with the host dwelling. Similar installations are commonly found on comparable modern properties, and the proposal would sit comfortably within the surrounding residential context. The development would not result in any unacceptable harm to the character of the area.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

Loss of Light / Overshadowing / Overbearing

The installation relates solely to an external flue fixed to the east elevation of the dwelling. Due to its vertical form, limited diameter, and position against the host property, it would not result in any material loss of daylight or sunlight to neighbouring dwellings or gardens. No overshadowing or overbearing impacts are therefore anticipated.

Loss of Privacy

The development does not introduce any new opportunities for overlooking.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Air Quality, Emissions, and Health Concerns

The Town Council and a member of the public raised concerns relating to air quality, in particular emissions and the broader environmental and health effects associated with wood-burning stoves.

Paragraph 201 of the NPPF states that “The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.”

Detailed control of emissions, appliance safety, and fuel type falls within Building Regulations and environmental protection legislation.

The Council's Public Protection Officer has recommended a condition requiring the installation by a HETAS-qualified engineer, submission of the installation certificate to the Local Planning Authority within three months and use of only manufacturer-approved fuels. This condition goes on to require that only manufacturer approved materials may be burnt in the stove. These requirements are all reasonable but outside of the planning process. Furthermore, it is not enforceable to ensure that manufacturer approved materials are burnt in the appliance. It is for building control regulations (including HETAS certification if by a self approved installer) to ensure the stove is fitted in a safe manner. In the event of alleged pollution then this is considered to be a matter that can be considered by public protection.

The flue itself does not significantly increase emissions beyond what is allowed under existing regulatory controls. The planning assessment cannot determine the acceptability of wood-burning appliances in general, but rather whether this specific installation would create direct and demonstrable amenity harm from pollution assuming it is installed and operated in a reasonable manner consistent with other control regimes. Based on the information available there is no demonstrable reason to consider that the proposal would result in planning harm, but an informative consistent with the advice from public protection is considered to be reasonable in the circumstances of the consultation responses received. No evidence suggests that this particular proposal would give rise to unacceptable impacts on the living conditions of neighbouring residents. The proposal would accord with CP57 of the WCS and saved policy NE18 of the North Wiltshire Local Plan.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality or the amenities of neighbouring occupiers, subject to condition.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the North Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Proposed Plans & Elevations 2026-02

REASON: For the avoidance of doubt and in the interests of proper planning.

Informatives to Applicant

Public Protection

The applicant is reminded that they need to comply with relevant building regulations Part J and as appropriate that the works have been completed and certified by a HETAS-certified installer. No materials other than those specified by the manufacturer should be used to fuel the appliance.

BNG not required

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

Permission not authorising work on land outside the applicant's control & party wall act

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Building Regulations

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.