

PLANNING REF : 260480
PROPERTY ADDRESS : Midtrees
: Milton Road, Wokingham, Berkshire
: RG401DB
SUBMITTED BY : Mrs Philippa Whiteside Tomkins
DATE SUBMITTED : 21/03/2026

COMMENTS:

I write to formally object to the above planning application for the installation of an external flue on the side elevation of 1 Beale Close Wokingham RG40 1GA.

My objection is based on the following material planning considerations:

1. Harm to Visual Amenity and Character of the Area

The proposed external flue, by virtue of its size, siting, and prominence on the side elevation, would result in a visually intrusive and incongruous feature that detracts from the character and appearance of the host dwelling and surrounding area. Importantly, the flue would be clearly visible from my property, where it would appear as an unsightly and unattractive structure. Its appearance is, in simple terms, ugly, and it would have a direct negative impact on my outlook and enjoyment of my home. The National Planning Policy Framework (NPPF) requires developments to:

- Be visually attractive
- Be sympathetic to local character
- Maintain a high standard of amenity for existing and future occupants

The siting of the flue on a visible elevation fails to meet these design principles and would introduce an inappropriate and visually harmful feature into a residential setting.

2. Adverse Impact on Residential Amenity

The proposed development would have a direct and harmful impact on the amenity of my property at [your address], including:

- Visual intrusion, particularly as the flue is clearly visible from my home
- Potential noise disturbance associated with operation
- Risk of odour and fume emissions affecting nearby windows and outdoor space

Local planning policies and the NPPF require that development should not result in unacceptable harm to neighbouring amenity. The proposal conflicts with this requirement.

3. Design and Siting Contrary to Good Practice Guidance

Planning guidance for flues and extract systems emphasises that such installations should:

- Be located in discreet positions, preferably on rear elevations
- Minimise visual and environmental impacts

In addition, the application does not specify the material or finish of the proposed flue, which is a critical factor in assessing its visual impact. Without this information, it is not possible to

determine whether the appearance could be mitigated or whether it would further exacerbate the visual harm.
The proposed siting and lack of detail therefore fail to demonstrate a high-quality or appropriate design solution.

4. Insufficient Information on Emissions and Noise

The application does not appear to provide adequate technical information regarding:

- Noise levels from the flue system
- Dispersion of fumes and odours

Without this information, it is not possible to properly assess the impact on neighbouring properties. This is contrary to the principle of evidence-based decision-making required in planning.

5. Building Regulations and Health Considerations

While assessed separately from planning, I note that under Approved Document J (Combustion Appliances and Fuel Storage Systems), flues must be positioned to ensure safe discharge of gases.

Given the proximity of the proposed flue to neighbouring properties, there is a legitimate concern that it could adversely affect health and living conditions if not appropriately designed and located.

6. Conclusion

In summary, the proposed development would:

- Harm the visual amenity and character of the area
- Be clearly visible from my property and detract from my outlook due to its unattractive appearance
- Adversely impact neighbouring residential amenity
- Represent poor design and siting
- Lack sufficient supporting technical information, including the material of the flue

For these reasons, I respectfully request that the application be refused.

I would also suggest that, if a flue is required, a more appropriate solution would be an internal flue system, which would avoid the visual and amenity impacts associated with an external installation.