

Planning Officer's Report – LDCA FEBRUARY 2025

APPLICATION	2025/103 – Proposed first floor store room extension
PERMISSION SOUGHT	Full Permission
REGISTERED	25 November 2025
APPLICANT	Cyril Fowler
PARCEL	FP0320, 0540 & 0005
LOCALITY	The Briars
ZONE	Intermediate / CDA
CONSERVATION AREA	None
CURRENT USE	Existing single-storey double garage (under construction)
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ <i>The Independent</i> Newspaper on 28 November 2025.▪ A site notice displayed in accordance with Regulations.
EXPIRY	12 December 2025
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Response
5. Property Division	No Response
6. Environmental Management	No Objection
7. Environmental Health	No Objection
8. Agriculture & Natural Resources	No Objection
9. St Helena Police Services	No Response
10. Aerodrome Safe Guarding	No Response
11. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection
15. Maritime	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The proposed development is located within the Briars Village where the site is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan

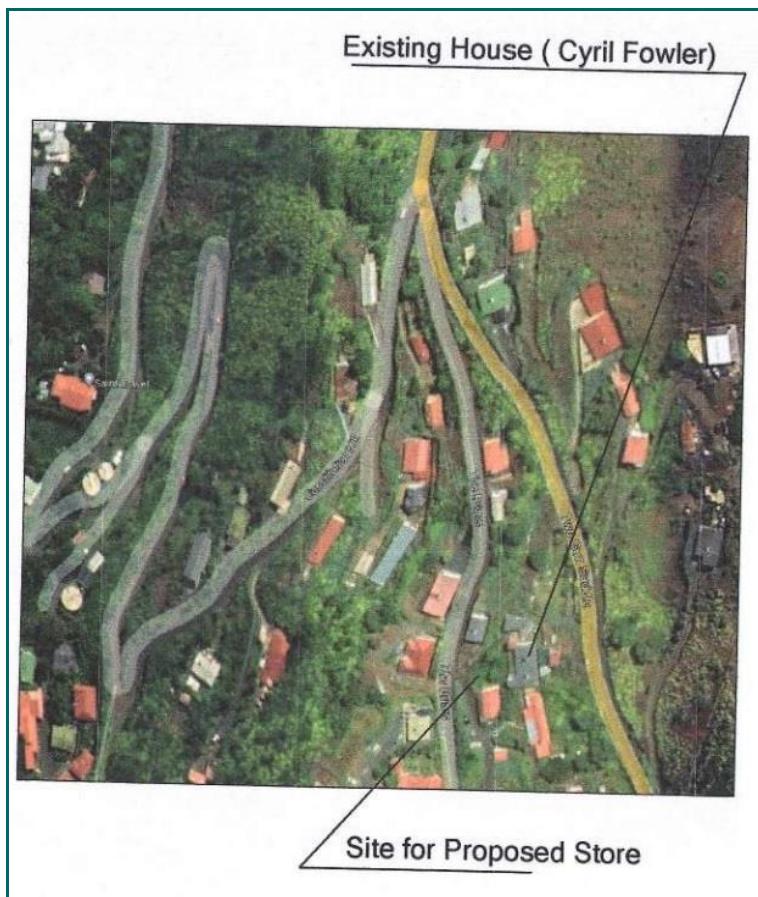


Diagram 2: Image of area under development



PROPOSED DEVELOPMENT

The application is for a proposed first-floor store room extension to be constructed above an existing double garage (currently under construction) at Briars Village. The report outlines the nature of the development and assesses whether it is in compliance with relevant planning policies, including assessing its impact on the surrounding area.

Site Location and Description

The application site is located within the Briars Village, an established residential area. The property lies within the Intermediate Zone as designated in the Land Development Control Plan 2012. The surrounding area is characterised predominantly by low-density residential development, including detached dwellings and associated domestic outbuildings such as garages and store rooms.

The existing ground floor double garage is currently under construction on this site and is being built using concrete block construction.

Diagram 2: Site Plan



Details of the Proposed Development

The first floor store room is intended solely for domestic storage purposes and will remain ancillary to the main residential use of the property.

The proposed store room will be constructed using a timber frame system with fibre cement board cladding, providing a lightweight and visually appropriate structure above the masonry garage below. There would be picture windows to the front and rear.

The roof of the proposed extension will be dual-pitched, reflecting the form and character of traditional residential roof designs within the area.

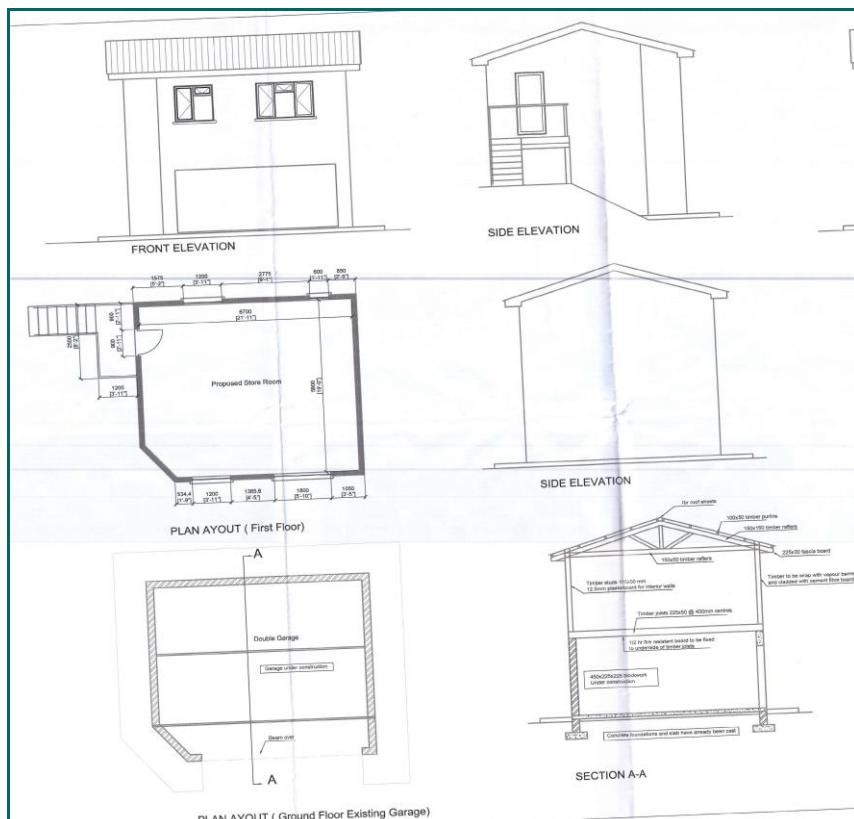
Access to the first floor store room extension will be via an external timber stairs.

Design and Materials

The proposed extension has been designed to complement the existing garage and the surrounding residential properties. The use of fibre cement board cladding and timber framing ensures a neat and understated appearance, while the dual-pitched roof contributes to visual harmony within the streetscape.

Due to other two-storey residential properties within the area, the scale, height, and massing of the extension are considered acceptable for its setting and therefore is not out of character when viewed from neighbouring properties or public viewpoints.

Diagram 3: Plans & Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or any members of the public.

LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land Development Control Plan (LDCP 2012) that are applicable in the assessment of the proposed development are set out below:

- Intermediate Zone: Policies IZ1 (a, b, f, g and h)
- Housing Policies: H1, H.2, H.4, H.5 and H.9
- Sewerage and Storm Drainage SD1

OFFICER'S ASSESSMENT

Given its location within an established residential area, the proposed store room extension is considered to integrate with the existing built form. The development will not generate additional traffic, noise, or activity that would negatively impact the amenity of nearby residents.

The materials and design ensure that the proposal fits in with the character of Briars Village and maintains the overall appearance of the residential environment.

While the proposal will sit higher than the existing adjacent property, the absence of windows on its south facing wall will mean that it would not impact on the neighbor's privacy.

In conclusion, the proposed first floor store room extension above the existing double garage is considered to be an appropriate form of development within the Intermediate Zone at Briars Village. The proposal complies with relevant policies relating to residential development within the Intermediate Zone, extensions and alterations to existing residential properties, design quality and compatibility with surrounding development and protection of residential amenity such that it will not result in any adverse planning impacts and is therefore acceptable, in line with the Land Development Control Plan 2012.