

Planning Officer's Report – LDCA APRIL 2026

APPLICATION	2026/08 – Proposed Construction of a Conservatory & Change in Roof Profile
PERMISSION SOUGHT	Full Permission
REGISTERED	10 February 2026
APPLICANT	Evelyn Yon
PARCEL	FP0001
LOCALITY	Nr St. Mary's Church, The Briars
ZONE	Intermediate
CONSERVATION AREA	None/ The Briars (<i>Partially, albeit not the area of development within plot</i>)
CURRENT USE	Existing Home
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ <i>The Sentinel</i> Newspaper on 12 February 2026.▪ A site notice displayed in accordance with Regulations.
EXPIRY	26 February 2026
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

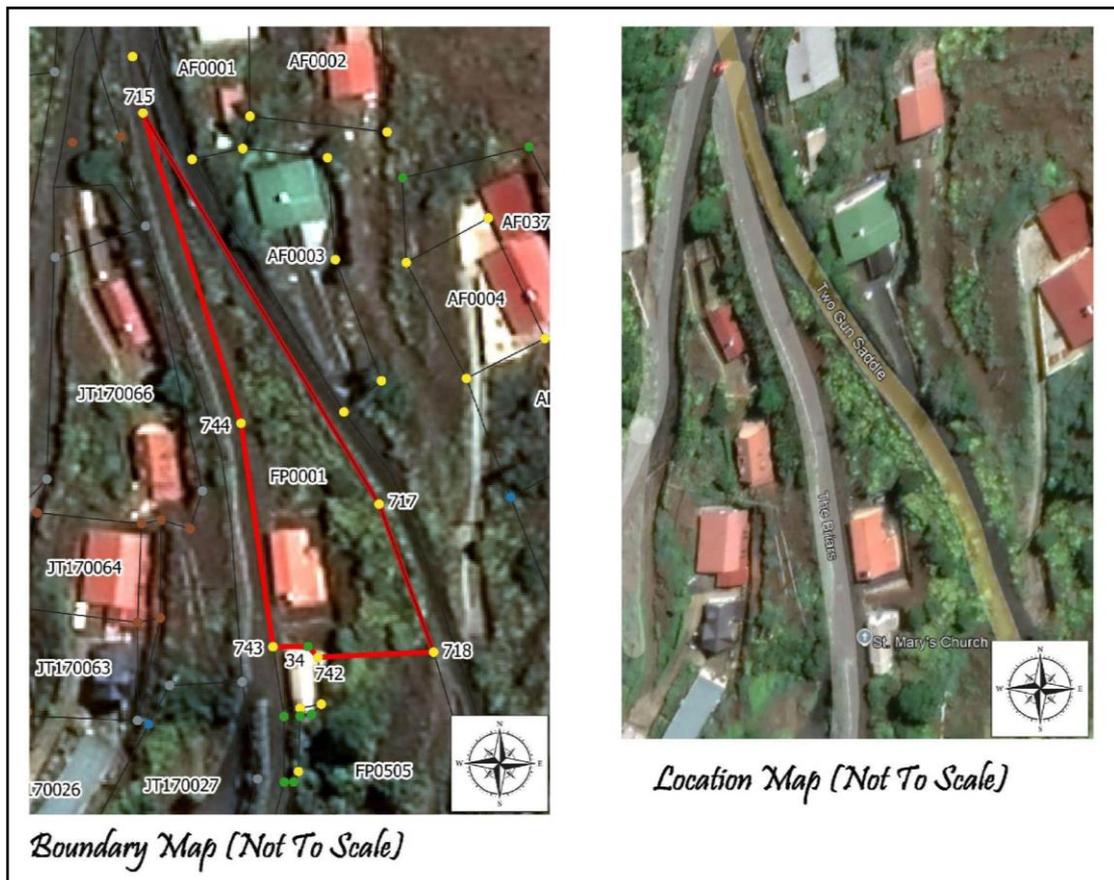
1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
5. Property Division	No Objection
6. Environmental Protection	No Objection
7. Environmental Health	No Objection
8. Agriculture & Natural Resources	No Objection
9. St Helena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

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located near *St. Mary's Church* at The Briars, where it is primarily residential development, designated within the Intermediate Zone and part of the parcel of land sits within The Briars conservation area, albeit not the area of the proposed development within plot.

Diagram 1: Location & Boundary Map



PROPOSED DEVELOPMENT

The developer proposes to construct an extension, to form a conservatory space at the back and east side of their existing home that orients to the west. The proposed conservatory will extend out from the back of the existing building to form a symmetrical, rectangular dwelling, as currently it is L-shaped, consisting of a projected living area to the back and a vacant area where the proposed conservatory will be located. The conservatory space will consist of three regular windows to the back, facing the east, a large, north-facing floor-level window and a back door entrance. There will be no other amendments to the floor layout of the dwelling.

The new conservatory space will increase the total footprint of the building by 22.2m², which is approximately 19 percent of the original footprint. The design of

the conservatory will be a continuation of the parameter lines of the existing building.

The development also proposes a new roof profile that will be of a pitch design to cover the entire dwelling, which is a change from the current mixed design of; pitch for the front part of the house and a lean-to at the back to cover the section that projects out to create the L-shape. The roof ridge and eaves height will be increased by 716mm and 154mm respectively.

No excavation will be required for the conservatory extension. Proposed construction materials are in keeping with existing building, consisting of concrete blockwork and IBR sheets for the roof.

Diagram 2: Site Plan

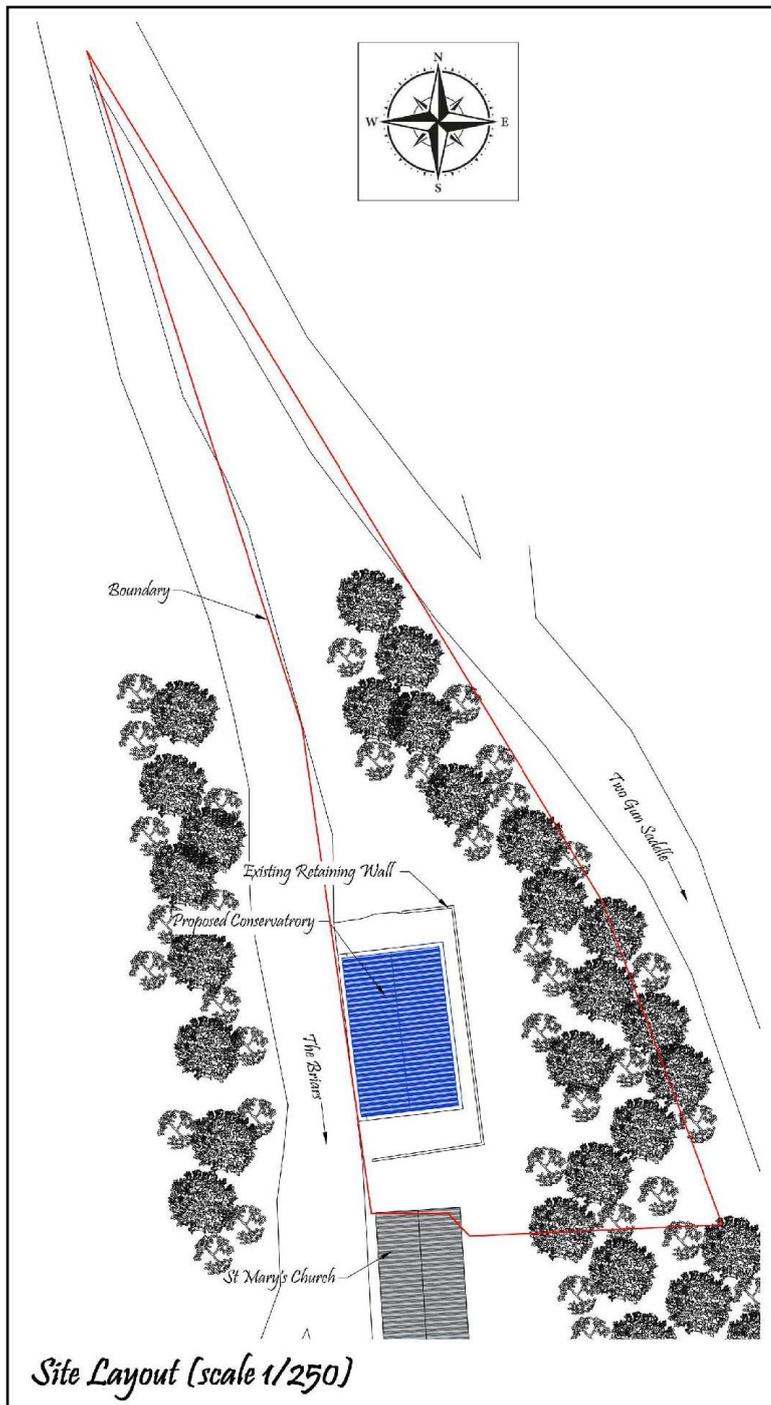


Diagram 3: Floor Plan & Section Thro'

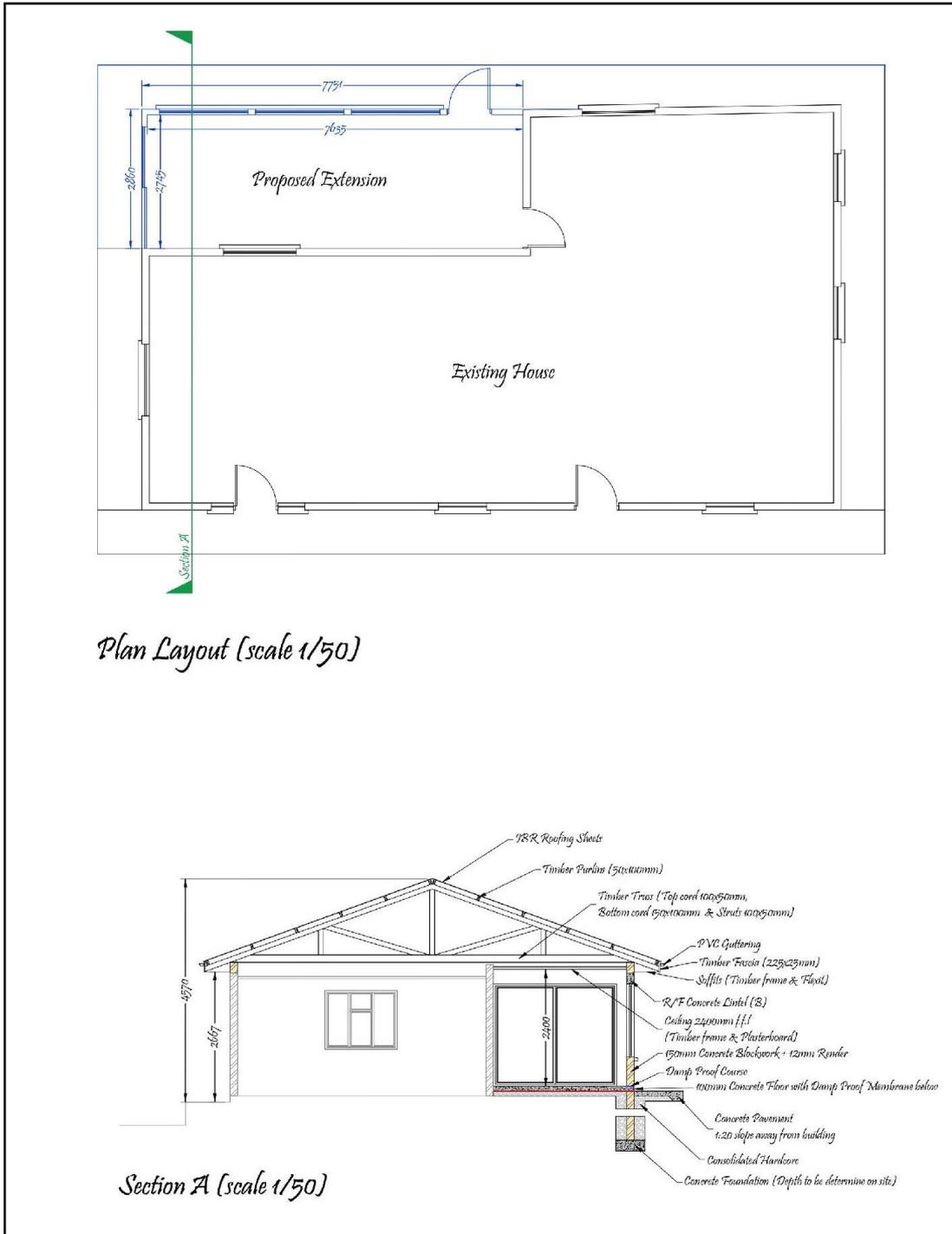
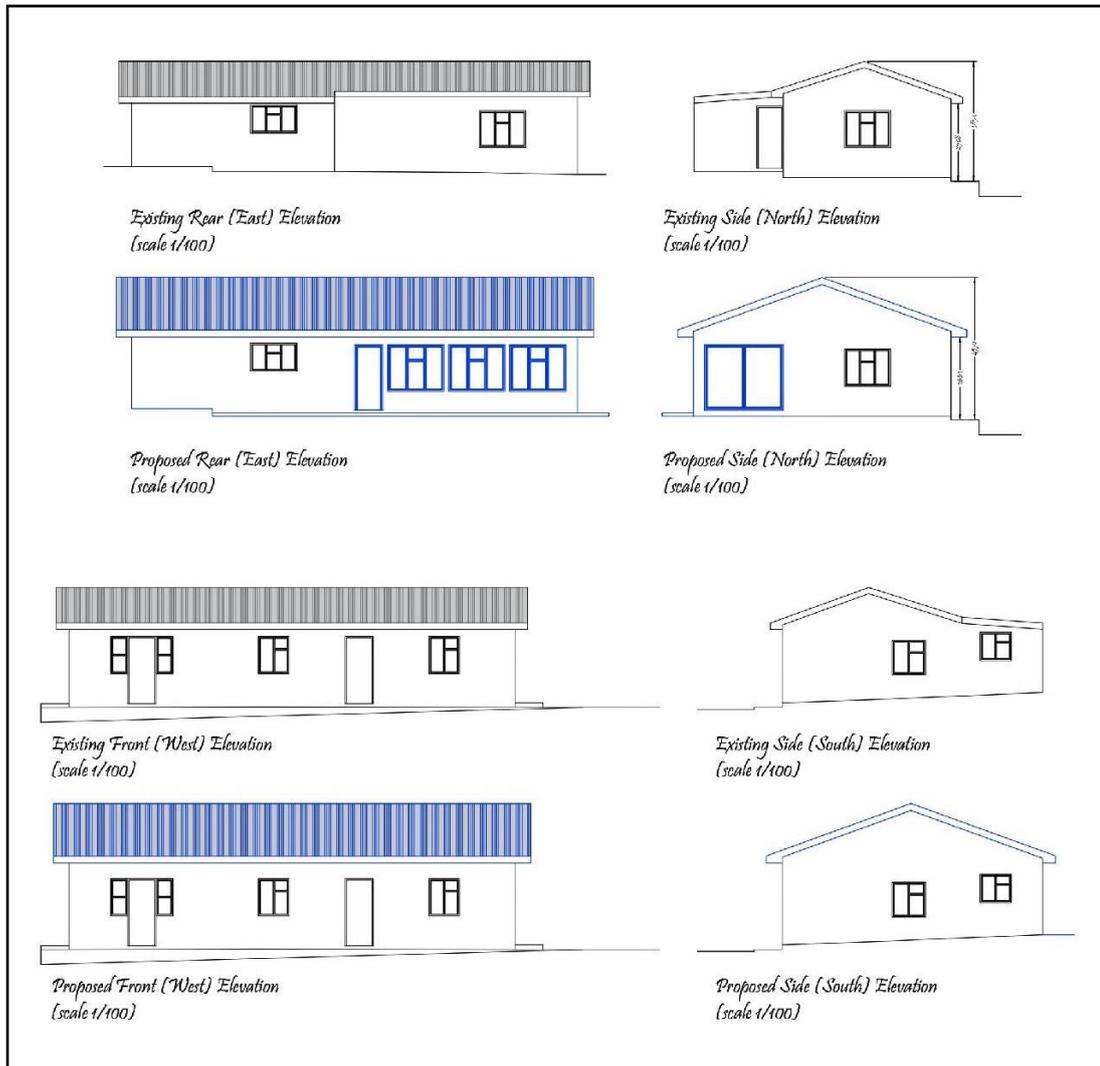


Diagram 4: Elevation Plans



STAKEHOLDER FEEDBACK & REPRESENTATIONS

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

LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land Development Control Plan (LDCP 2012 - 2022) that are applicable in the assessment of the proposed development are set out below:

- Intermediate Zone: Policies IZ1 (a, b, c, f, g and h)
- Water: Policy W2
- Sewage, Storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7

OFFICER'S ASSESSMENT

In evaluating this development proposal to construct a conservatory at the back of this existing dwelling, the modifications are considered minimal, both materially and visually, with no excavation required. The design is simple and in keeping with the style and materials of the existing dwelling and improves the symmetry of the building both in layout and in profile with the new roof design. The additional space is proportional and will increase the living area and enhance the enjoyment of the home.

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

To conclude, the overall design of the proposed conservatory extension is coherent in of itself and as part of the entire dwelling. Considering this, the development proposal can be supported, as it has no adverse effect on the amenity or aesthetic of the immediate area, complying with the Intermediate Zone policies and therefore can be supported.