

Planning Officer's Report – LDCA MARCH 2021

APPLICATION	2021/03 – Proposed Loft Extension
PERMISSION SOUGHT	Permission in Full
REGISTERED	21 st January 2021
APPLICANT	Derek Henry
PARCEL	TH020112
SIZE	0.49 acres (2023m ²)
LOCALITY	Thompsons Hill
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 22nd January 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	5 th February 2021
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Objection
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted
11. Enterprise St Helena (ESH)	No Objection

12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is located in the Thompsons Hill area, approximately 275m south of High Point. The plot is designated within the Intermediate Zone and not within any proposed conservation area.

Diagram 1: Location Plan

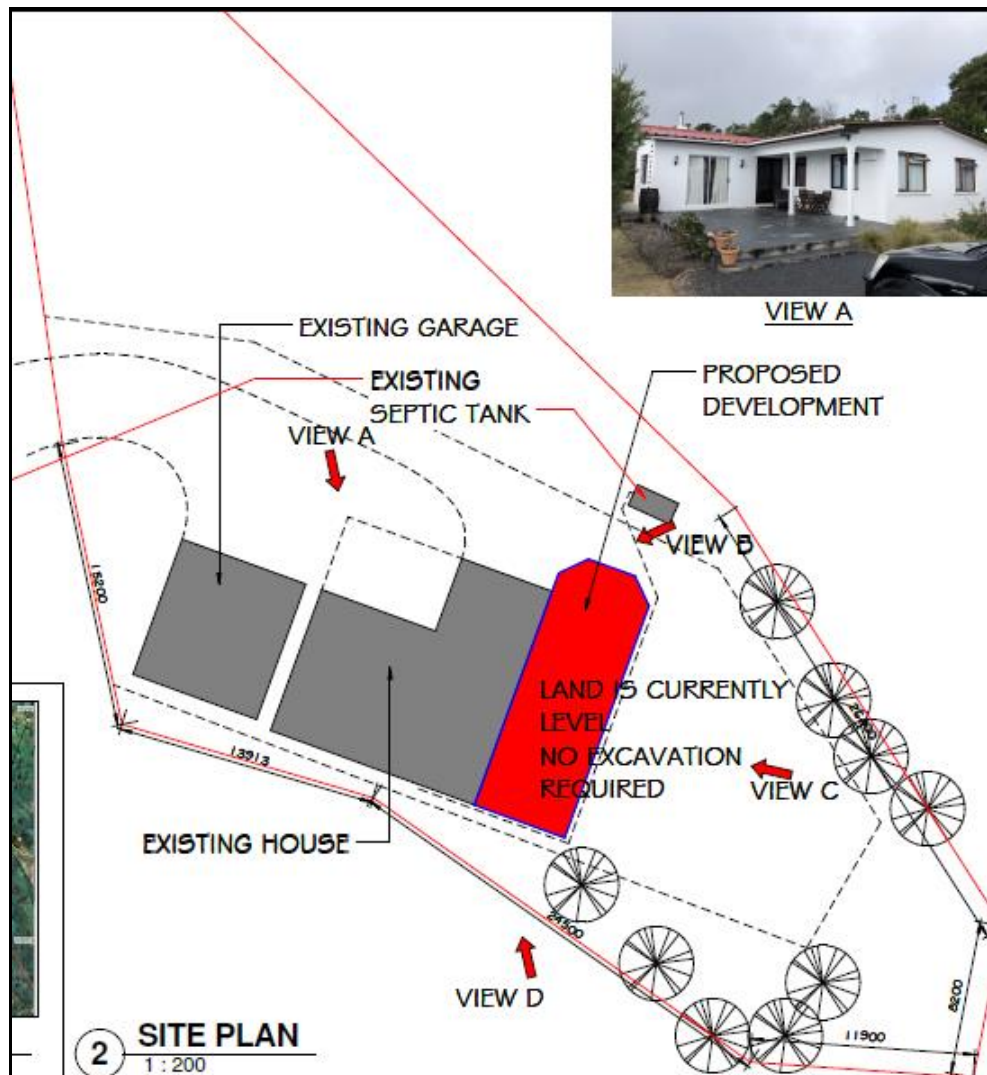


THE PROPOSAL

The plot is relatively large measuring just under a half an acre. Currently the land consists of an existing bungalow and detached garage. The proposal is to undertake

some alterations as well as carry out a loft extension on the eastern end of the property. The extension will have a footprint of approximately 61m².

Diagram 2: Site Plan



Alterations to the existing house will consist of removing the existing door from the kitchen and creating an opening. A small section of wall on the eastern side of the dining room will also be demolished to form an opening. A one and a half storey extension is then proposed on eastern gable end, where the ground floor will comprise a proposed patio, entertainment area and utility room. The first floor consists of a bedroom with en-suite, closet and balcony. The external walls will be constructed from blockwork and roof coverings from fibre cement sheets.

No objections was received from stakeholders or public/neighbouring properties. Sewage has been proposed into the existing septic tank soakaway system. The size of the system is to a sufficient standard.

Diagram 3 and 4: Floor Layout

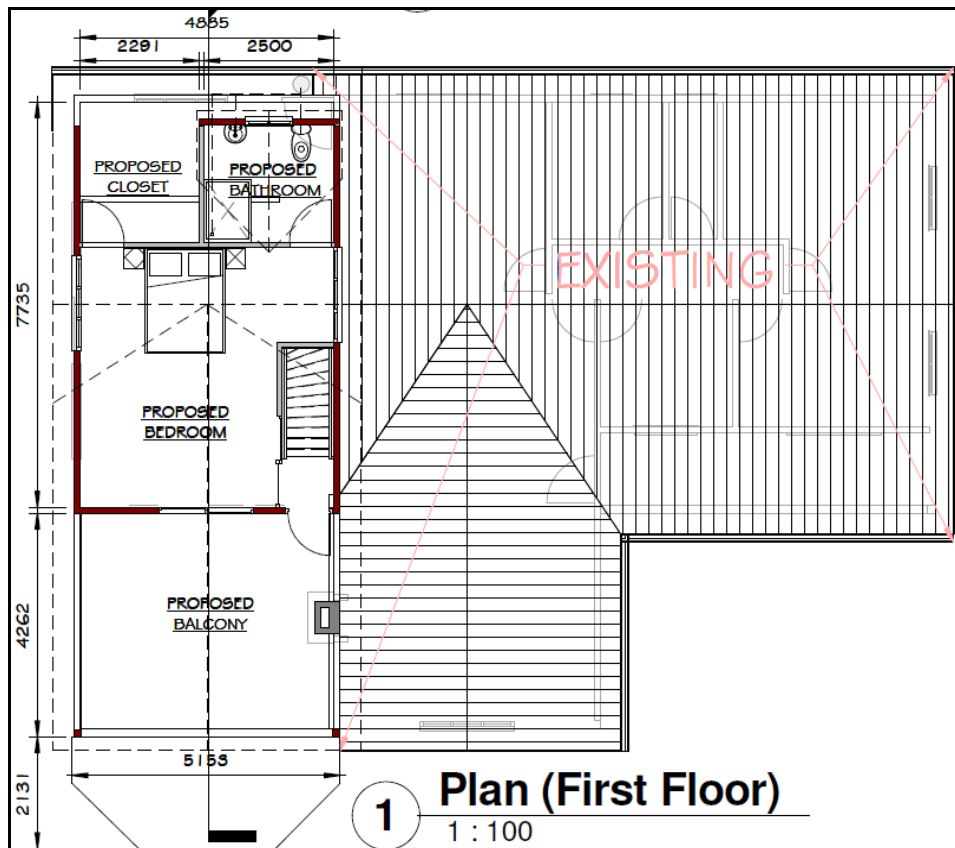
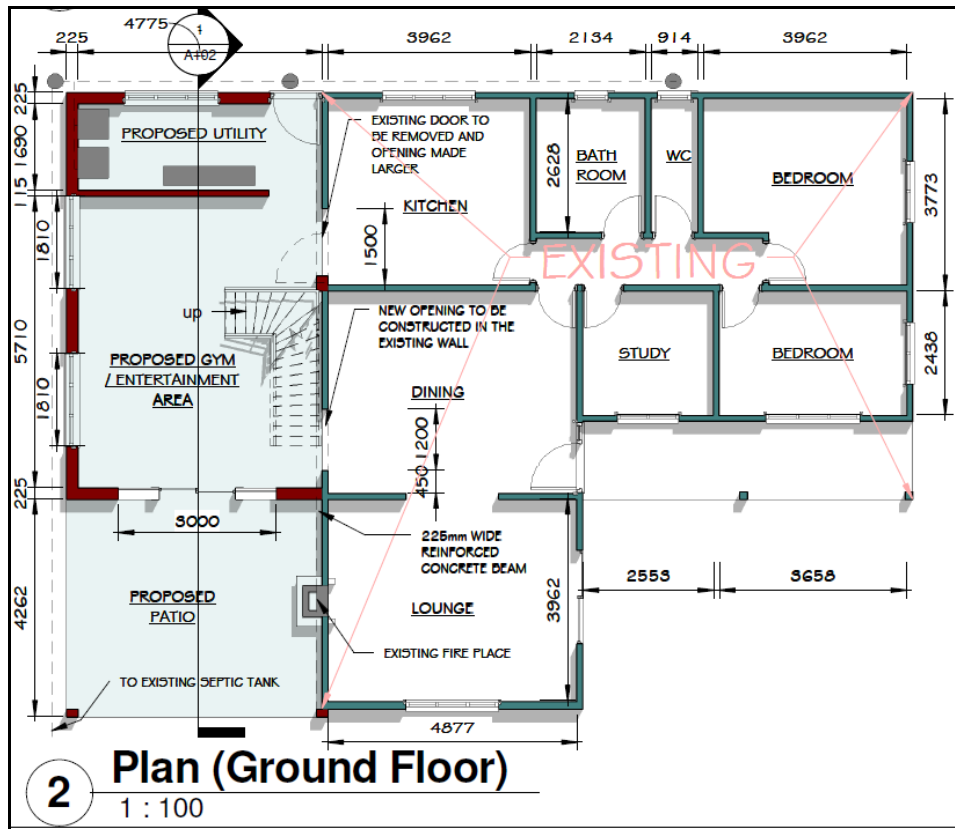
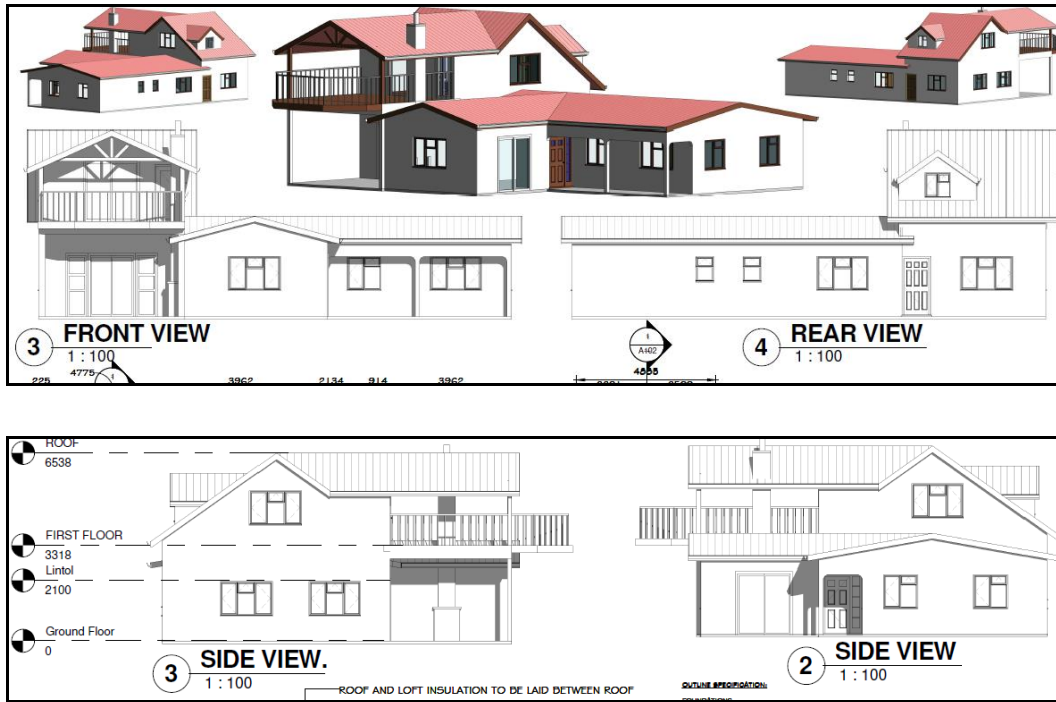


Diagram 5 and 6: Elevations



POLICY CONSIDERATION

The proposed development is assessed against the LDCP Policies set out below:

- Intermediate Zone: Policies IZ1 (a, b, f, g and h)
- Housing: Policy H9
- Water: Policy W2
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7
- Road and Transport: Policies RT1 (c and d), RT3 and RT7

OFFICER ASSESSMENT

The siting and orientation of the proposal will coincide with the existing house, where it will be situated on the eastern gable end and facing a north easterly direction. In terms of the scale, the footprint does not protrude beyond the width of the existing property, however as the proposal is one and half storey, it will inevitably protrude beyond the current ridgeline. The one and half storey has been designed to correlate with the existing roof of the property, and shares characteristics such as materials, and features, resulting in a more uniformed appearance.

Considering the impact of the development, this proposal will not detract from amenity of the area. All services can be connected to. The use is consistent with development established in the area. The development meets the aims of the policies as stipulated above, and therefore can be supported.