

Planning Officer's Report - LDCA MAY 2022

APPLICATION	2022/14 – Proposed Bedroom & Bathroom Extension and Construction of a Garage
PERMISSION SOUGHT	Full Permission
REGISTERED	10 March 2022
APPLICANT	Elaine Essex
PARCEL	HTH0093
SIZE	0.2 acres
LOCALITY	Half Tree Hollow
LAND OWNER	Elaine Essex
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Existing Dwelling House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 11 March 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	25 March 2022
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

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

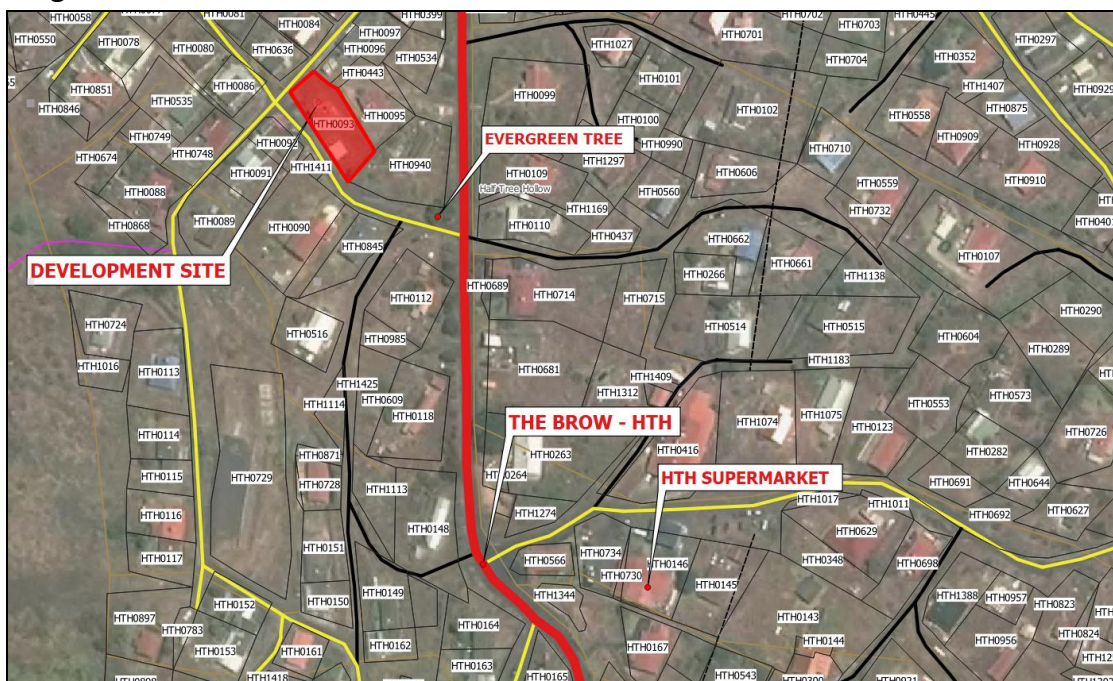
11. Sustainable Development	No Response
12. National Trust	No Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The proposed development site is located near the Evergreen Tree at Half Tree Hollow, within the Intermediate Zone where relevant IZ1 policies apply such as serviceability and impact on neighbouring amenity. There are no Conservation Area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

SITE: Site excavation is required for the construction of the proposed garage.

The bedroom and bathroom extension will require the structure to be built up allowing the proposed floor to be level with the existing. This extension will not put any extra load on the existing communal sewage system as the number of residence will remain the same.

Diagram 2: Site Plan

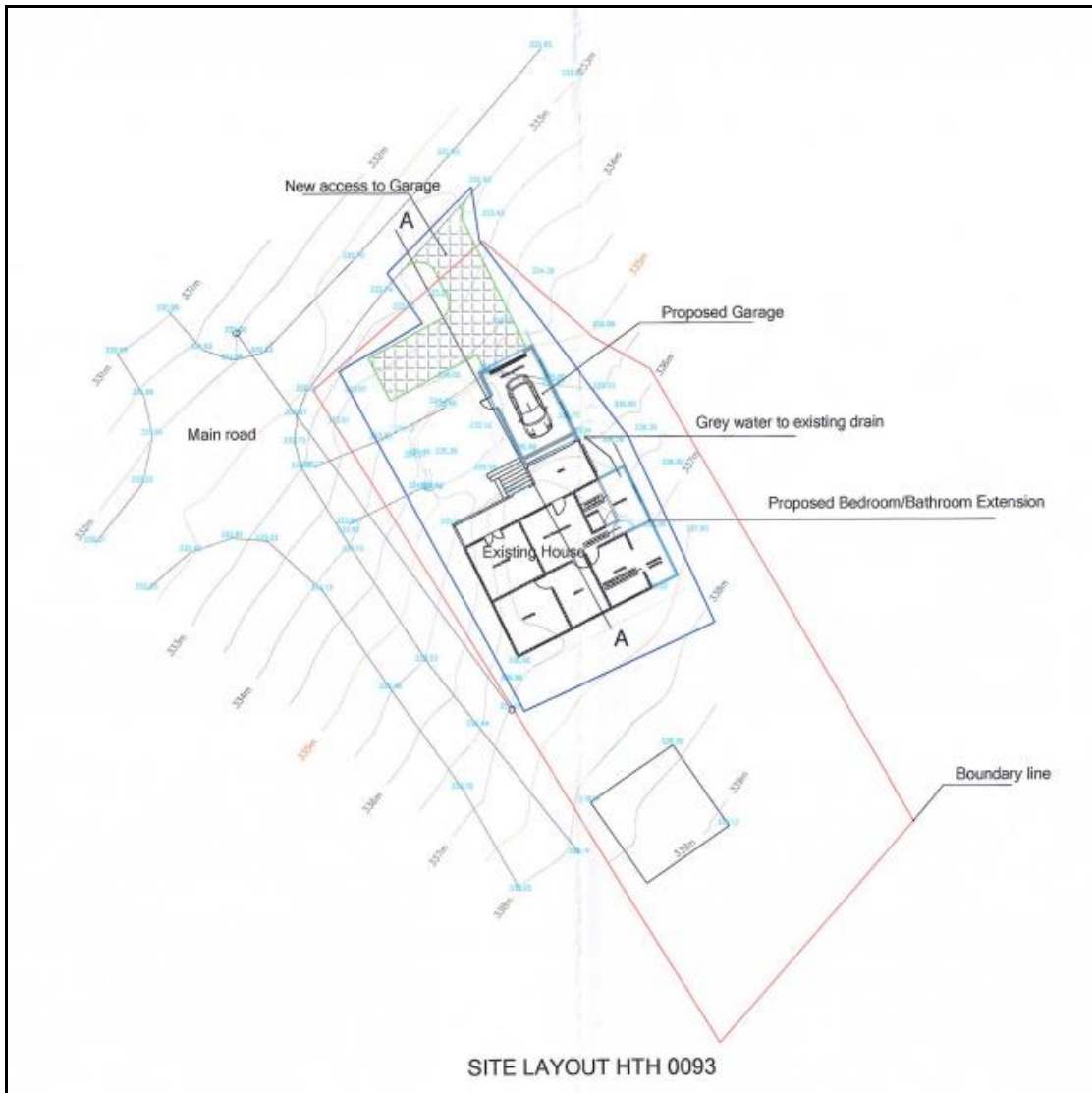
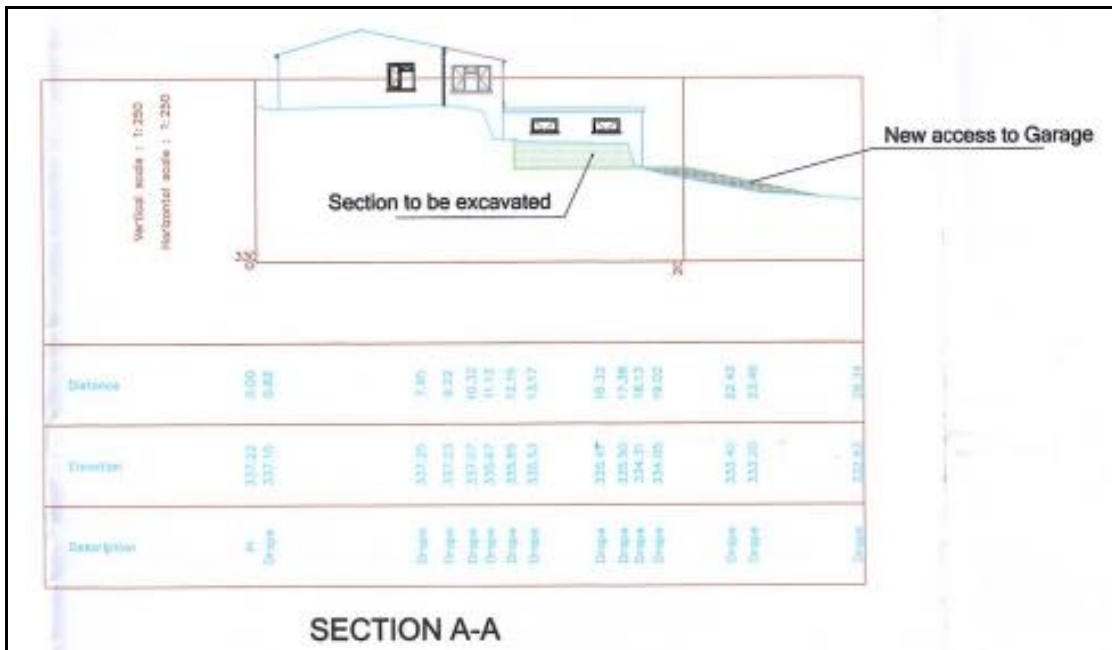


Diagram 3: Site Section



The proposal is to extend the bedroom and bathroom on the east side of the main house by approximately 1.1 metres. The extension will create a closet space for the bedroom and much needed additional floor space to the existing cramped bathroom. Concrete blockwork construction materials for the extension will match the existing house.

The proposed garage is at a lower level and to the north of the existing house. Materials are standard concrete blocks on a concrete floor with sand and cement rendering, the roof is also a reinforced concrete structure.

Diagram 4: House & Garage Plan

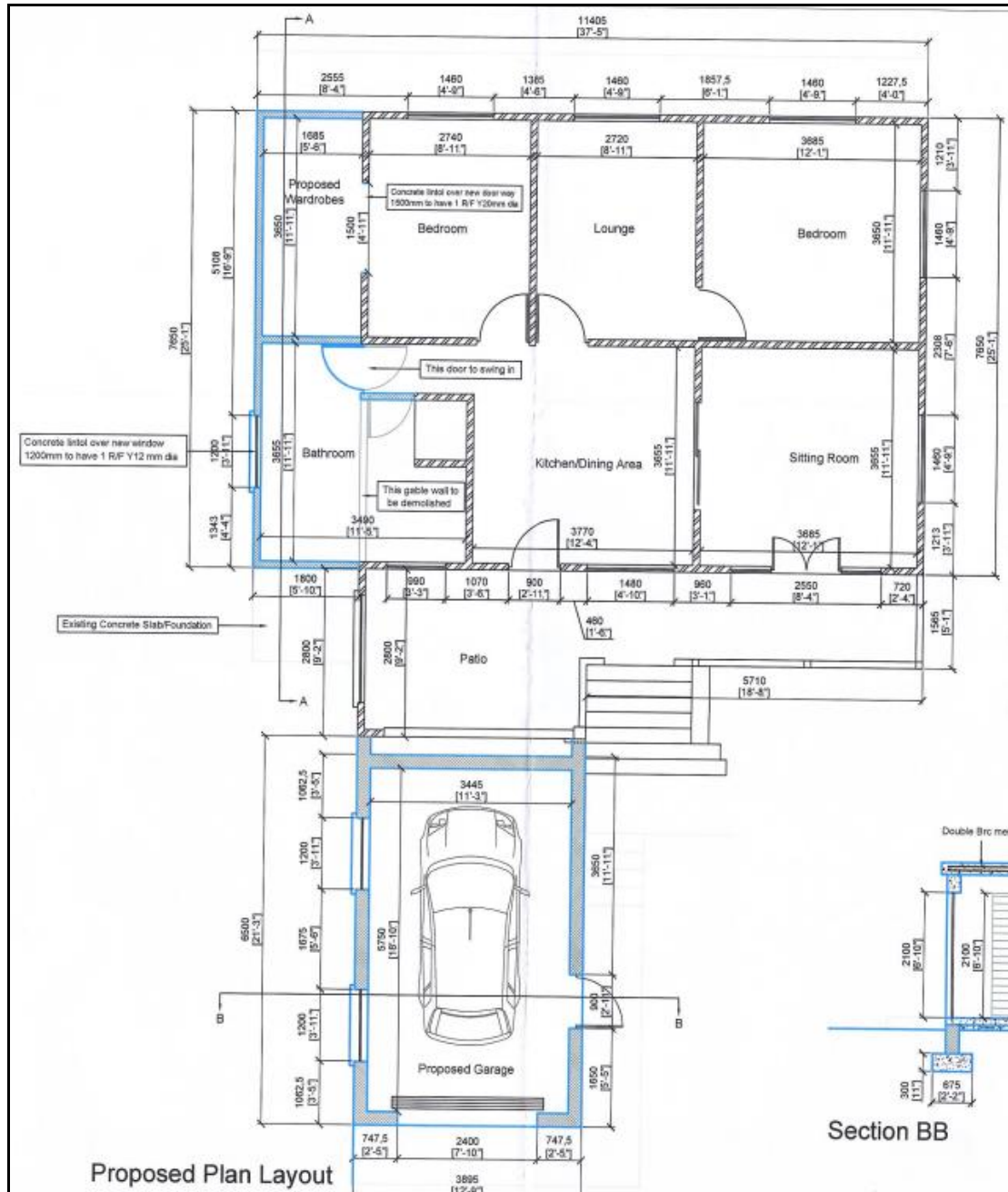
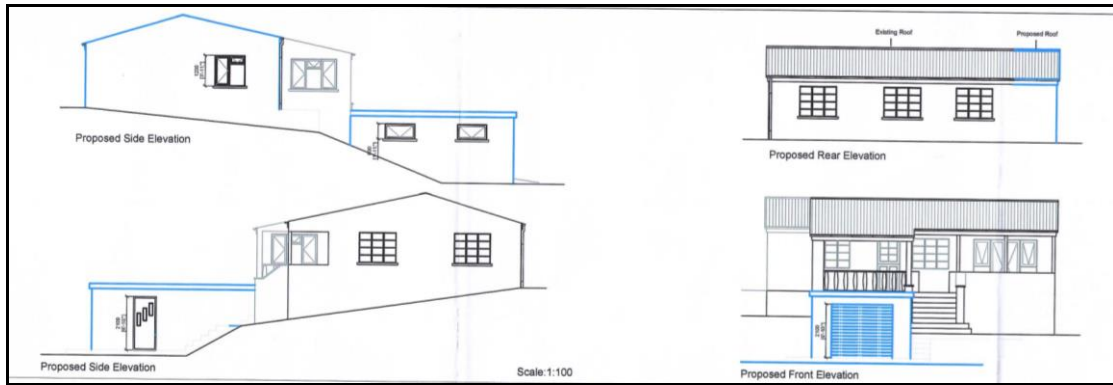


Diagram 5: Elevations



REPRESENTATIONS

No representations were received from any statutory body or members of the public, including immediate neighbours. However, the following comments were made by Connect St Helena:

Connect St Helena: "Providing the extension does not come within 3m of the HV pole or stay anchor."

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, f, g and h)
- 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'S ASSESSMENT

The bedroom and bathroom extension creates an appearance that is acceptable in terms of siting, orientation, scale and massing and forms a coherence with the existing. The proposed garage position in relation to the existing house with its flat concrete roof create an appearance of a standalone building even though it's connected to the house. This, however does not negatively impact on the property or the surrounding properties due to the fact that most garages in the area are standalone and in close proximity to the dwelling houses.

The development complies with the housing policy H.9 and IZ1(a) and therefore can be supported.

