

Planning Officer's Report - LDCA OCTOBER 2022

APPLICATION	2022/54 – Extension to Existing House to form a Covered Area & Patio
PERMISSION SOUGHT	Full Permission
REGISTERED	30 th August 2022
APPLICANT	Mario Yon
PARCEL	BG0216
LOCALITY	Head O'Wain, Blue Hill
ZONE	Coastal Zone (Head O'Wain to Burnt Rock Comprehensive Development Area)
CONSERVATION AREA	None
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 2nd September 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	16 th September 2022
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 Response
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 Response

- 13. Sure SA Ltd
- 14. Heritage Society

No Objection
No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The development site is located within the Head O'Wain area of Blue Hill, where the plot is designated within the Coastal Zone and Head O'Wain to Burnt Rock Comprehensive Development Area.

Diagram 1: Location Plan



Currently there is an existing dwelling on the land, which has been in construction over the last seven years and is nearing completion.

The proposal is now to construct a covered area on the ground floor on the southern side of the garage, where four concrete columns will be constructed to support the

additional floor above. The first floor will have a patio area constructed at the rear and south side of the property, providing additional floor space outside of the initial living area of the dwelling. Timber posts will support the rafters on the rear and two concrete columns will support the roof on the side elevation. The roof coverings will be made from IBR sheeting with the same gable design as the house. The rear of the patio will be of a mono-pitched (lean-to) design. Roof water will be directed into the existing water storage tank.

Diagram 2: Site Layout & Section



Diagram 3: Floor Layout

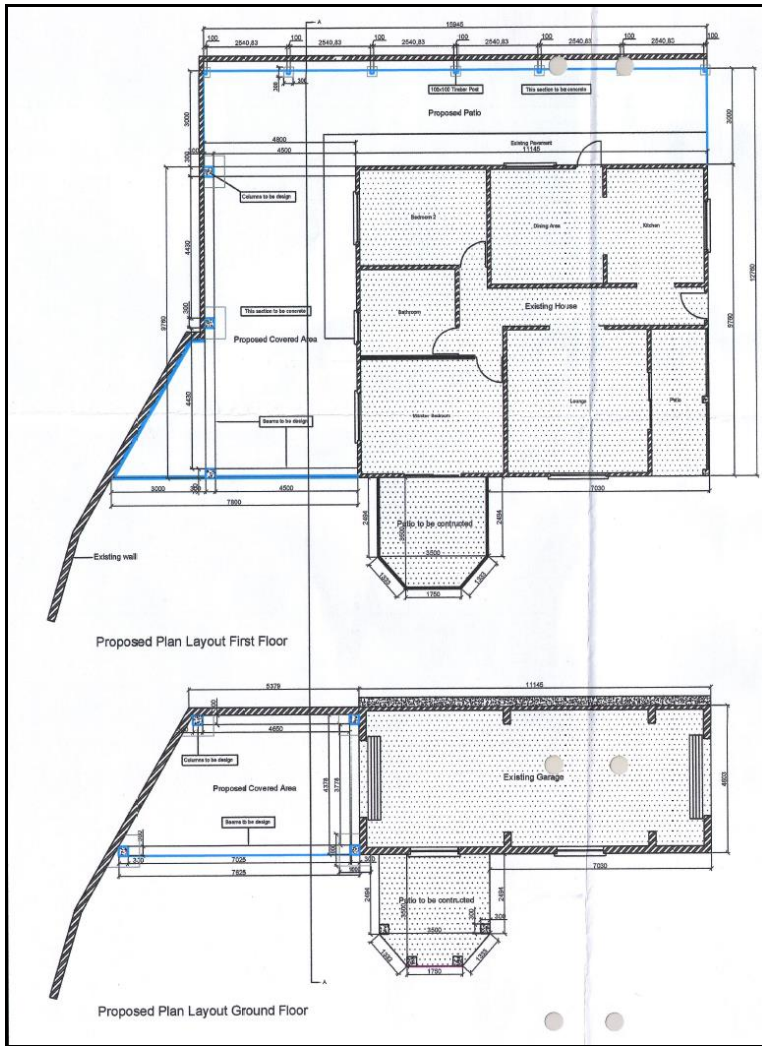


Diagram 4: Side Elevations

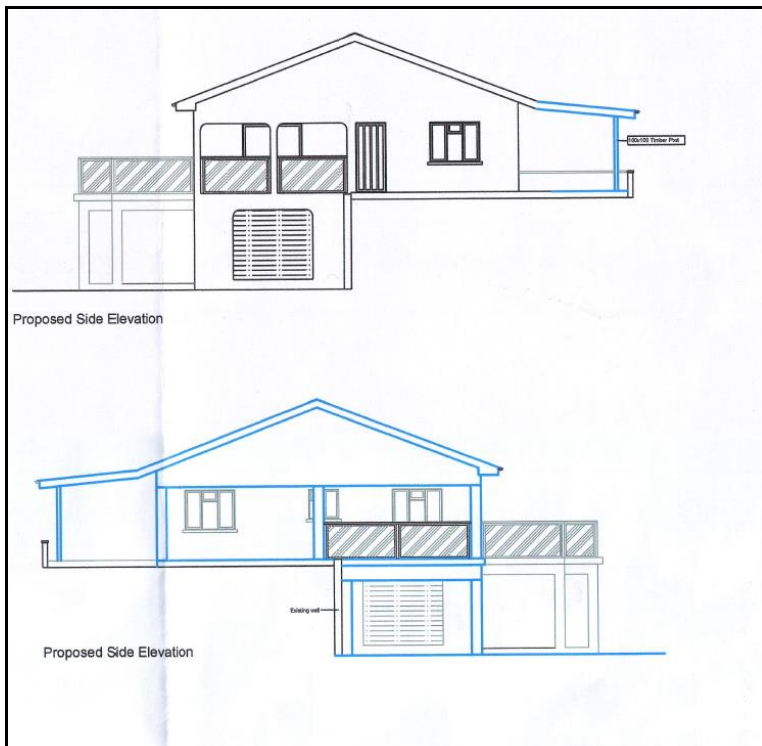
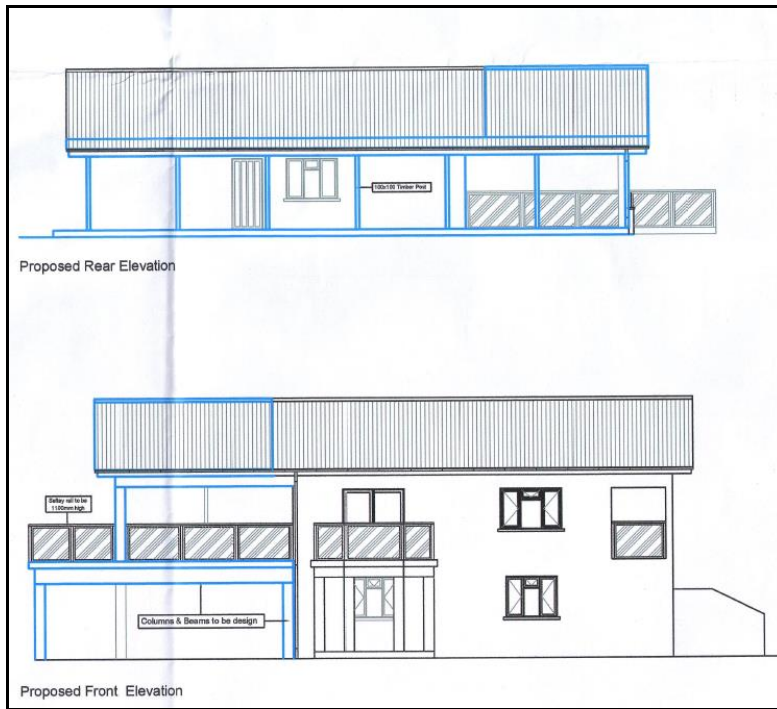


Diagram 5: Front & Rear Elevations



REPRESENTATIONS

No objections or comments were received from any statutory body or members of the public, including immediate neighbours.

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:

- Coastal Zone: Policies
- Housing Policies

OFFICER'S ASSESSMENT

In assessing this development, the proposal will be constructed without the need for further excavation of the site, where it will utilise space already available around the house. The proposal itself is in keeping with the appearance of the existing dwelling, and will not appear as an afterthought to the design. Overall, the development can be supported as it will not have an adverse impact on the existing or surrounding development.