

Planning Officer's Report - LDCA OCTOBER 2023

APPLICATION	2023/45 – Alterations and Extensions to Existing House
PERMISSION SOUGHT	Full Permission
REGISTERED	1 September 2023
APPLICANT	Cherilee Thomas-Yon
PARCEL	LWN0524
LOCALITY	Ropery Field, Longwood
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 1 September 2023.▪ A site notice displayed in accordance with Regulations.
EXPIRY	15 September 2023
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Response
2. Energy Division	No Response
3. Fire & Rescue	No Objection
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	No Objection
11. Economic Development	No Objection
12. National Trust	No Objection
13. Sure SA Ltd	No Response

14. Heritage Society

No Response

15. Maritime

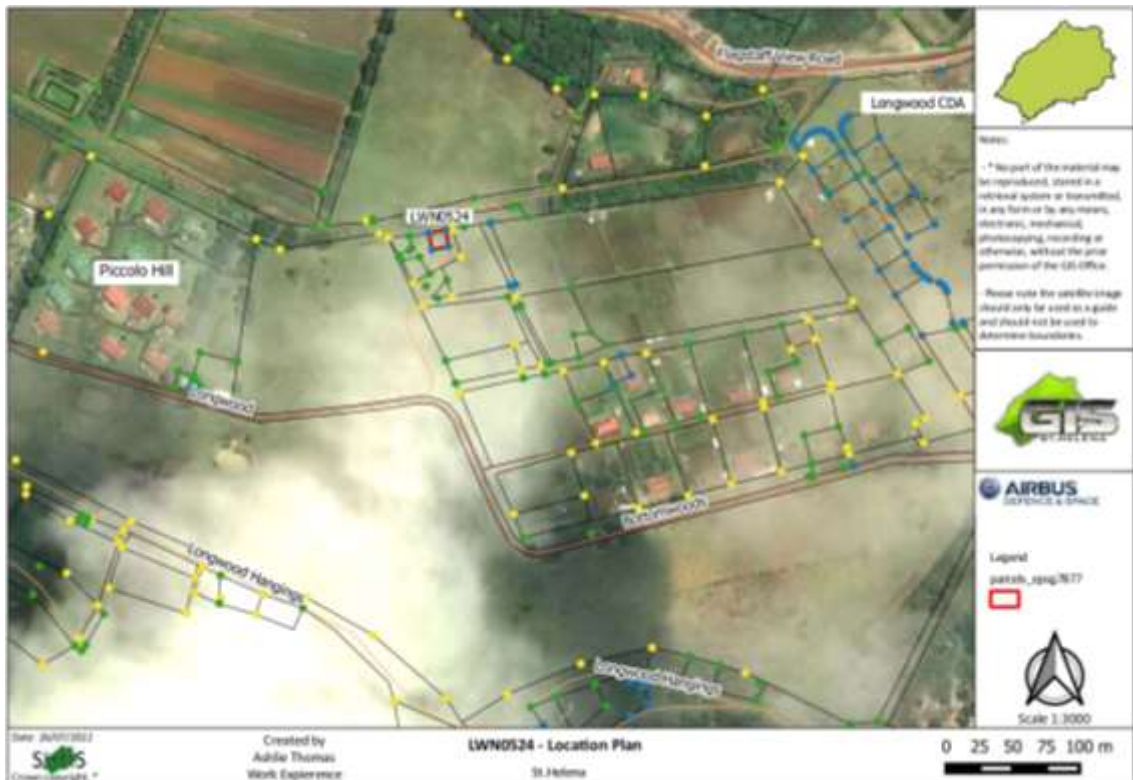
Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located within the residential area of Ropery Field, Longwood, where it is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The developer proposes alterations and extensions to their existing home. The proposed extension will include; three additional bedrooms, a new bathroom, entrance hall and covered patio area. These additional living spaces increases the original footprint by more than fifty percent. The existing layout will largely remain the same, with the extended areas being to the front and rear of the building. The proposed new building works will be made using concrete blockwork and the roof will be made from IBR sheeting and dark slate grey in colour to complement the existing roof.

Diagram 2: Site Plan



Diagram 3: Existing Floor Layout & Elevations



Diagram 4: Proposed Floor Layout & Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or 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, f, g and h)
- Housing Policy
- 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 proposed alterations and extensions will be made using materials in keeping with that of neighbouring properties. Albeit the proposed extensions will increase the footprint by more than half of the existing building, it remains within the property boundary lines and no excavation is required. The extension is considered

to be coherent within itself, where the external design and overall appearance of the building is well-proportioned. To conclude; the proposal complies with the intermediate zone policies and therefore can be supported.