

Planning Officer's Report - LDCA JANUARY 2024

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| APPLICATION | 2023/61 – Roof Alterations |
| PERMISSION SOUGHT | Full Permission |
| REGISTERED | 14 December 2023 |
| APPLICANT | Vanessa Thomas-Williams |
| PARCEL | FP0367 |
| LOCALITY | Nr Scott's Mill, Francis Plain |
| ZONE | Green Heartland |
| CONSERVATION AREA | None |
| CURRENT USE | Existing House |
| PUBLICITY | The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 15 December 2023▪ A site notice displayed in accordance with Regulations. |
| EXPIRY | 5 January 2024 |
| REPRESENTATIONS | None Received |
| DECISION ROUTE | Delegated / LDCA / EXCO |

A. CONSULTATION FEEDBACK

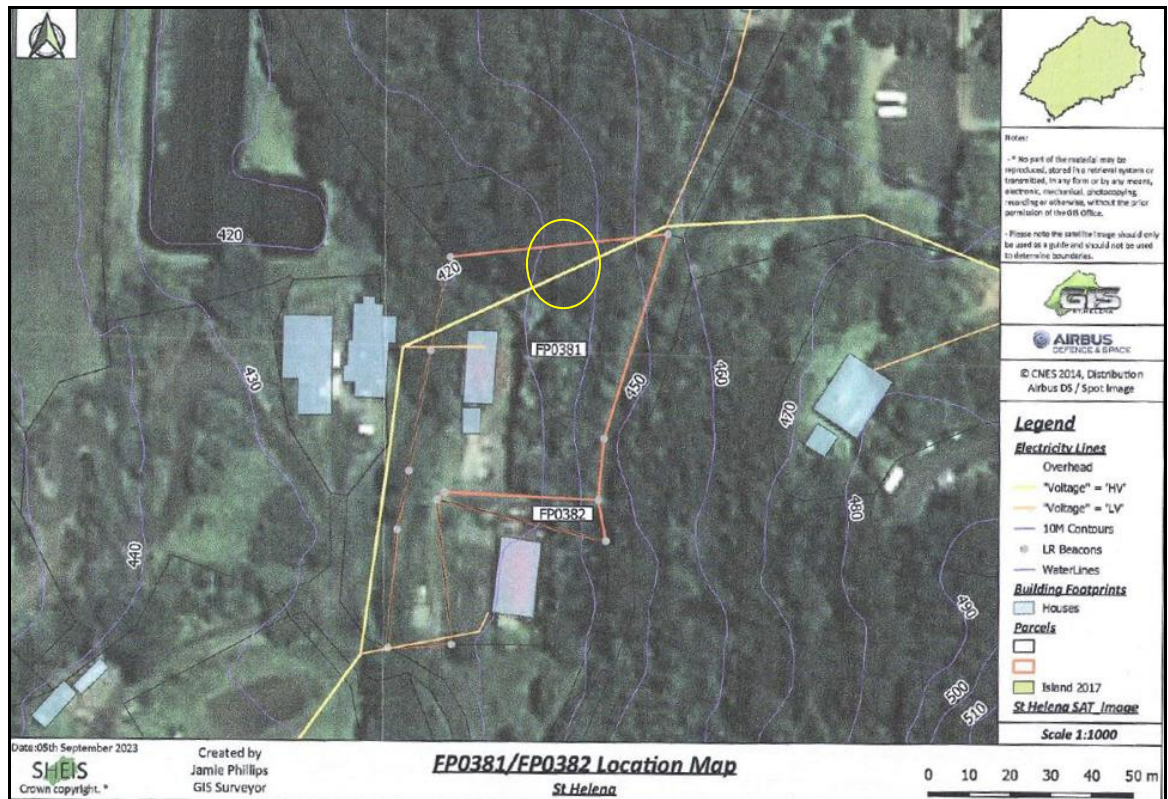
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|------------------------------------|---------------|
| 1. Sewage & Water Division | No Objection |
| 2. Energy Division | No Objection |
| 3. Fire & Rescue | No Response |
| 4. Roads Section | No Objection |
| 5. Property Division | No Objection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

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located within the residential area of Francis Plain where it is designated within the Green Heartland Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The developer proposes to change the roof profile of the dwelling by incorporating the block built extensions of the dwelling under one roof structure. The shallow gable of the main house will join onto the extensions, which are currently mono-pitched, forming a steeper gable roof design covering the entire building footprint.

Diagram 2: Proposed Layout Plan

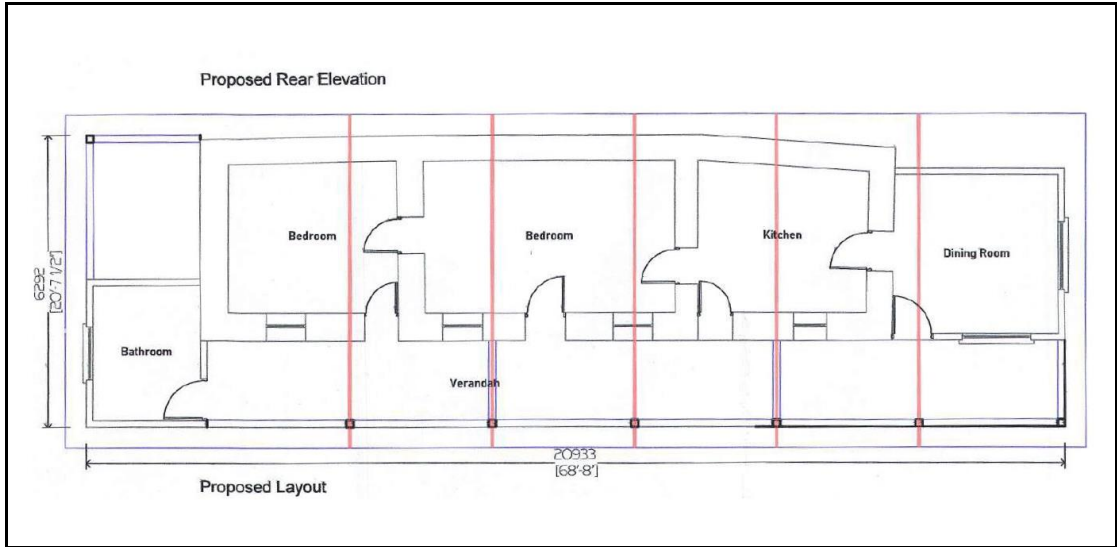
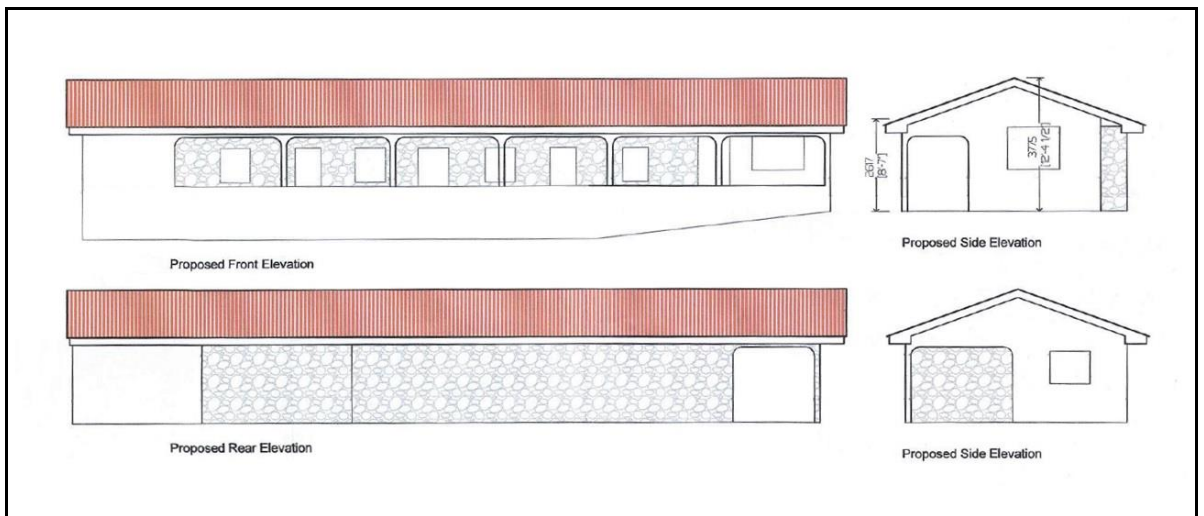
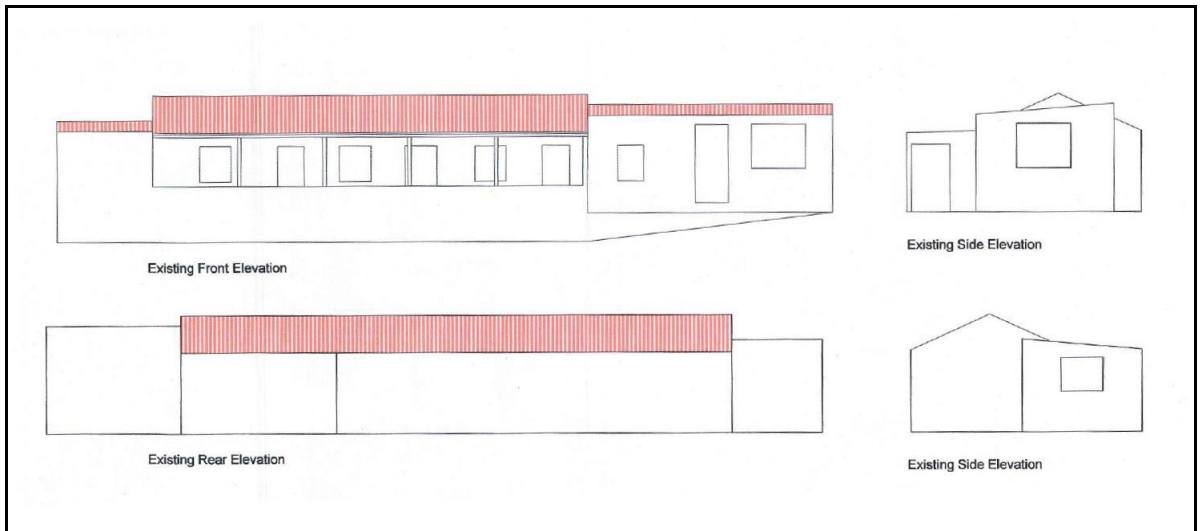


Diagram 3: Existing & Proposed Elevation Plans



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections 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:

- Green Heartland Policies
- Housing Policy

OFFICER'S ASSESSMENT

In assessing the proposal, the development will enhance the appearance of the building by providing a more uniformed look, whilst ensuring longevity of the roofing sheets with a steeper pitch, preventing water from running under the eaves, and therefore can be supported upon this basis.