

## Planning Officer's Report – LDCA OCTOBER 2024

<b>APPLICATION</b>	<b>2024/24</b> – Proposed Store Room Extension
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	8 <sup>th</sup> August 2024
<b>APPLICANT</b>	Christina Williams
<b>PARCEL</b>	JT160063
<b>LOCALITY</b>	Nr General Hospital, Jamestown
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	Jamestown Historic
<b>CURRENT USE</b>	Existing Garage
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper on 15<sup>th</sup> August 2024</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	29 August 2024
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Objection - Comments
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 Response
11. Economic Development	No Objection
12. National Trust	No Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection - Comments
15. Maritime	Not Applicable

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

This plot is located near the General Hospital, Jamestown where it is designated within the Intermediate Zone and Jamestown Historic Conservation Area. The area is characterised with mixed use development being residential and commercial.

**Diagram 1: Location Plan**



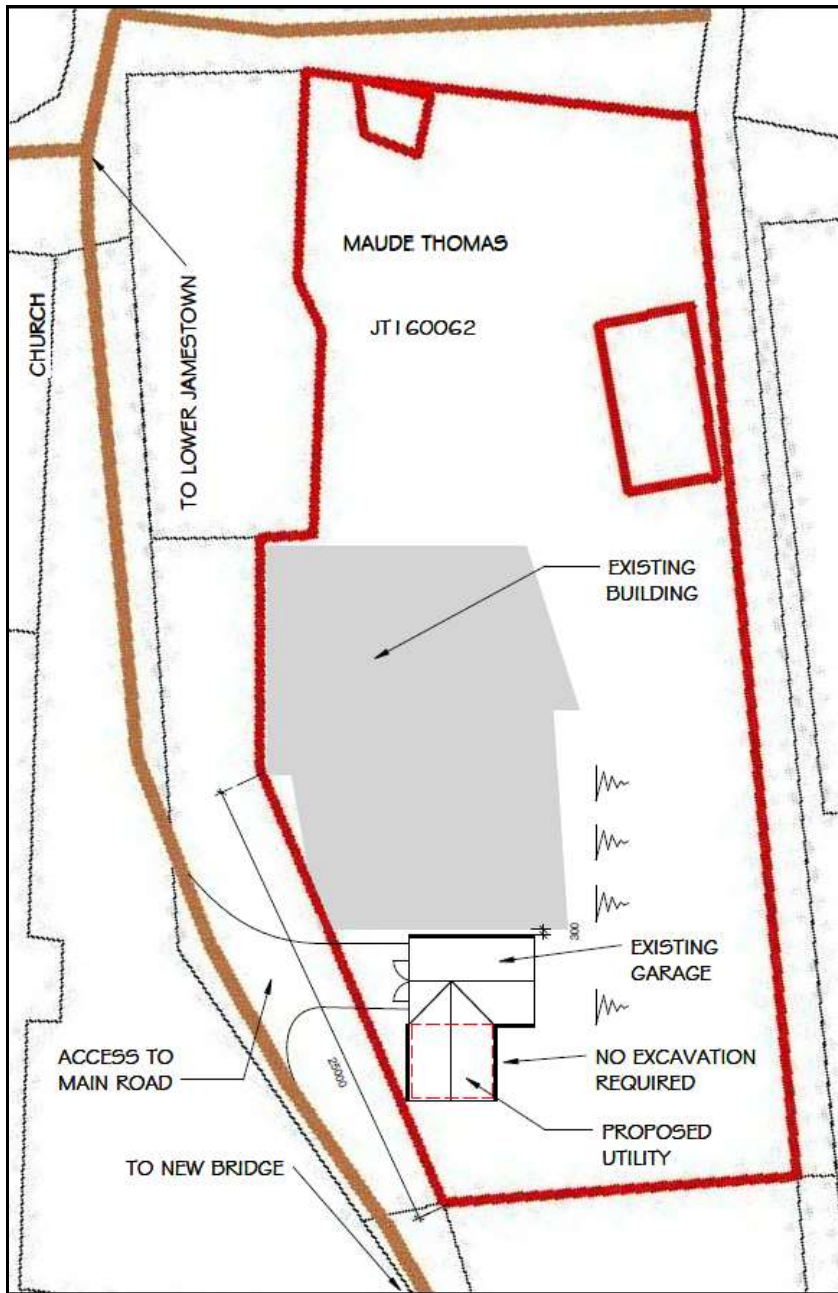
### PROPOSED DEVELOPMENT

The development site itself comprises an existing house and standalone garage. The request is to carry out an extension to the standalone garage situated on the southern side of the plot. No site excavation is needed as the land is flat within this area, however there will need to be some tree pruning to some limbs on the tree south of the garage to accommodate the extension. The extension itself will measure approximately 4m x 3.84m and comprise two windows and single external door. Access can also be achieved from the existing garage via a single door. The extension

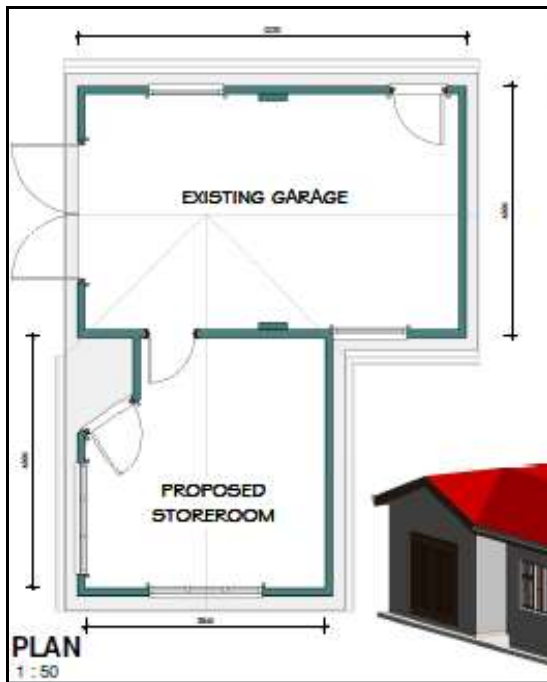
will be constructed from concrete blockwork, rendered and painted to match the garage. The orientation of the extension will result in the building forming an L-shape, with the roof joining into the garage to form a gable valley design. Roof coverings will be made from IBR sheeting.

Development approval has recently been given for a temporary period for a food takeaway caravan (Ref.: 2024\_21) on part of the residential site; however it would not be impacted by the proposed development.

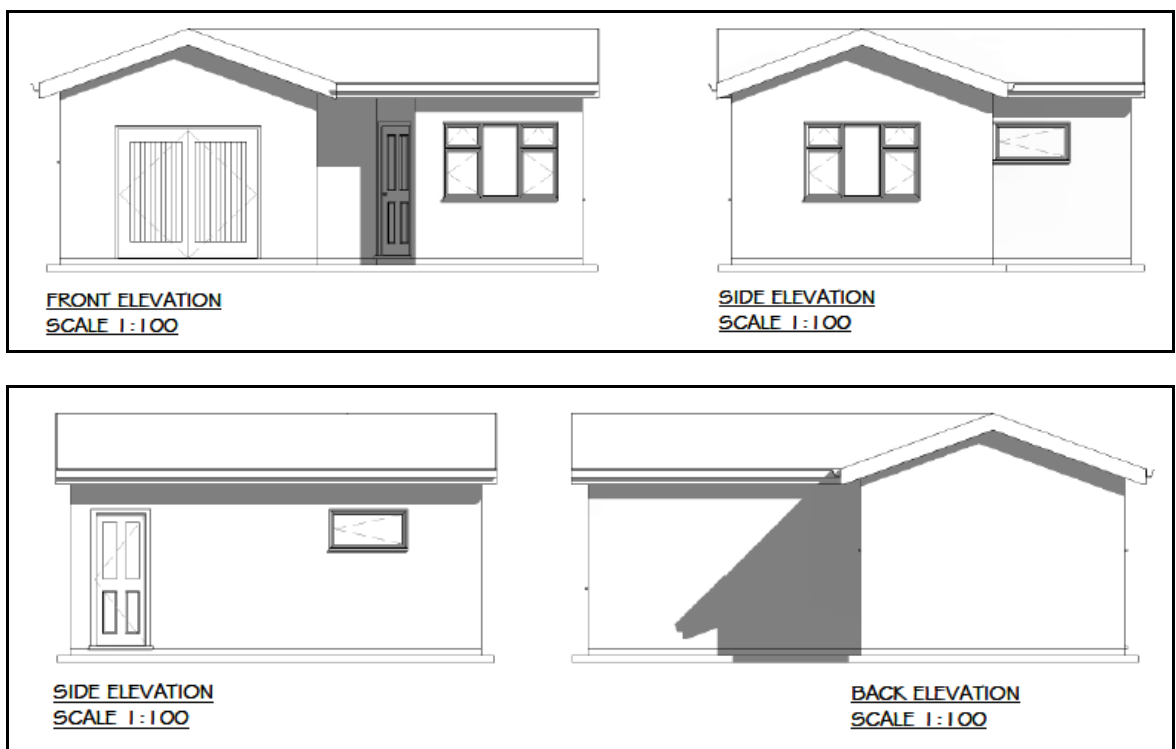
**Diagram 2: Site Layout**



**Diagram 3: Floor Layout**



**Diagram 4: Proposed Elevations**



## STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received, however comments were received from stakeholders.

**Roads Section** – No objection: ‘Just the normal water issues in accordance with the Roads Policy.’ Note, this is the general response from Roads Section - ‘Applicant is to be fully responsible for any storm water flowing from the existing public road onto

the property and should bear the cost of installing drains as appropriate. If appropriate, conditions should also require the applicant to be fully responsible for managing any storm water that falls on the development site. Storm water shall not be discharged onto the public highway/ or to be a nuisance to property owners below them.

**Heritage Society – No Objection:** ‘The Heritage Society points out that this development site is in the Jamestown Historic Conservation Area and has requested revised plans showing window proportions more appropriate to the setting, in accordance with LDCP Built Heritage policies.’

**Forestry Section –** ‘The tree itself is not in the best condition; there are signs of rot present throughout the structure, at the top of the tree and near the base, cankers, which suggest a tree disease throughout and quite a high volume of dead and or dying limbs within the canopy. This being the case, in response to your queries below, I would offer the following:

I would not consider this tree suitable for inclusion under TPO’s. The tree is quite extensively damaged by rot / disease and has no real amenity value, that I can see, neither has it any historical importance, in fact it is my recommendation that the tree be removed in its entirety. Removing the one limb as suggested, increases the risk of damage to property / persons located or who utilises the area below the tree through increasing the level of exposure of the existing limbs which could adversely affect the already diseased and dying remaining canopy. Also in removing the one limb, the current poor state of the tree suggests that the tree would be unable to seal the wound, resulting in the tree eventually succumbing to stress and possible occurrence of secondary pests / diseases.

It is timely to remove this tree to safeguard the proposed development and the current landowner.’

**Planning Officers Response –** The Heritage Society has raised concern with the window design not being proportionate to other buildings within its setting. Whilst sash proportions may be considered in context with the listed building, the area consists of a mixed types of development. In assessing the proposal within the context of the plot, this building is ancillary to a modern house which is not listed. The proposed window design and material within the extension is considered appropriate in relation to the garage and existing modern house.

The proposed side window would look out onto the takeaway van (if this is not removed before the proposal is implemented). The application site has the same land owner such that they will be aware that there could be some noise and disturbance (including smells) associated with the existing use; it is not therefore considered that there would be any unexpected harmful impact on this occupier’s residential amenities.

With regards to the tree, the forestry officer provided advice on the silky oak within proximity to the proposed extension. It was recommended that the tree is removed as a result of it being extensively damaged by rot, and any removal of limbs might compromise its health further leading to a potential risk to the property.

## **LEGAL AND POLICY FRAMEWORK**

The relevant policies of the Land Development Control Plan (LDCP, 2012) that are applicable in the assessment of the proposed development are set out below:

- Intermediate Zone Policies: IZ1 (a, b)
- Housing Policies: H.9
- Built Heritage Policies: BH1 c) & BH5

## **OFFICER'S ASSESSMENT**

The development proposed is incidental to the existing house being a storeroom extension to the garage. The particular siting of this development has been dictated by the lack of available space on the plot particularly around the existing house (due in part to ground levels falling relatively sharply to the east), and therefore an extension to the garage was the most feasible option.

Whilst the intention was just to carry out removal of limbs on the tree, the Forestry Officer has advised that this would pose a significant risk to the property, as the health of the tree would be compromised further due to its poor condition, and therefore was recommended to be removed to avoid any risk to life or property.

The use and design of the extension is considered acceptable, and will not adversely impact on the amenity of the existing development or setting of the conservation area.