

Planning Officer's Report – NOVEMBER 2024

APPLICATION	2024/32 – Proposed Two-Bedroom Extension
PERMISSION SOUGHT	Full Permission
REGISTERED	15 August 2024
APPLICANT	Neil Henry, C/o Doris Williams
PARCEL	LWS0426
LOCALITY	Longwood Hangings
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing Dwelling
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 15 August 2024.▪ A site notice displayed in accordance with Regulations.
EXPIRY	29 August 2024
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / GiC

A. CONSULTATION FEEDBACK

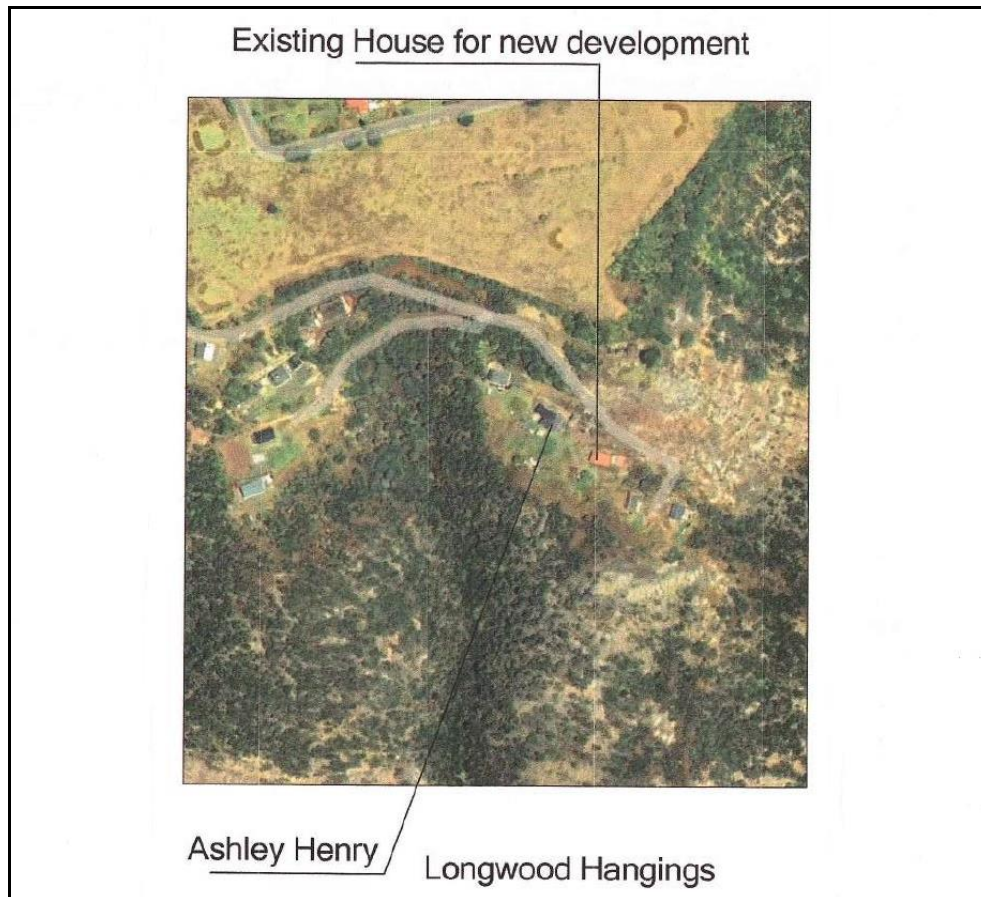
1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Objection – Comment
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena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

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

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

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The developer proposes to construct a two-bedroom extension with one ensuite, to the east side of their existing home. The extension will be the same width as the original building and extend a further 4.53m in length to create the two additional bedrooms with one ensuite. The proposed extension adds a further 30.7 meters squared to the existing dwelling, increasing the footprint by 25% approximately. The materials used will be in keeping with the existing building, using concrete blockwork and IBR sheeting for the roof. The new roof covering the extension will also comply with the existing gable style. The extension will be situated within close proximity of the existing garage, about 0.70m apart.

The proposal allows a maximum of four additional occupants to the household, the current septic tank has sufficient capacity to deal with the extra sewage incurred from

this maximum number of household occupants. No excavation is required for this new development.

Diagram 2: Site Plan

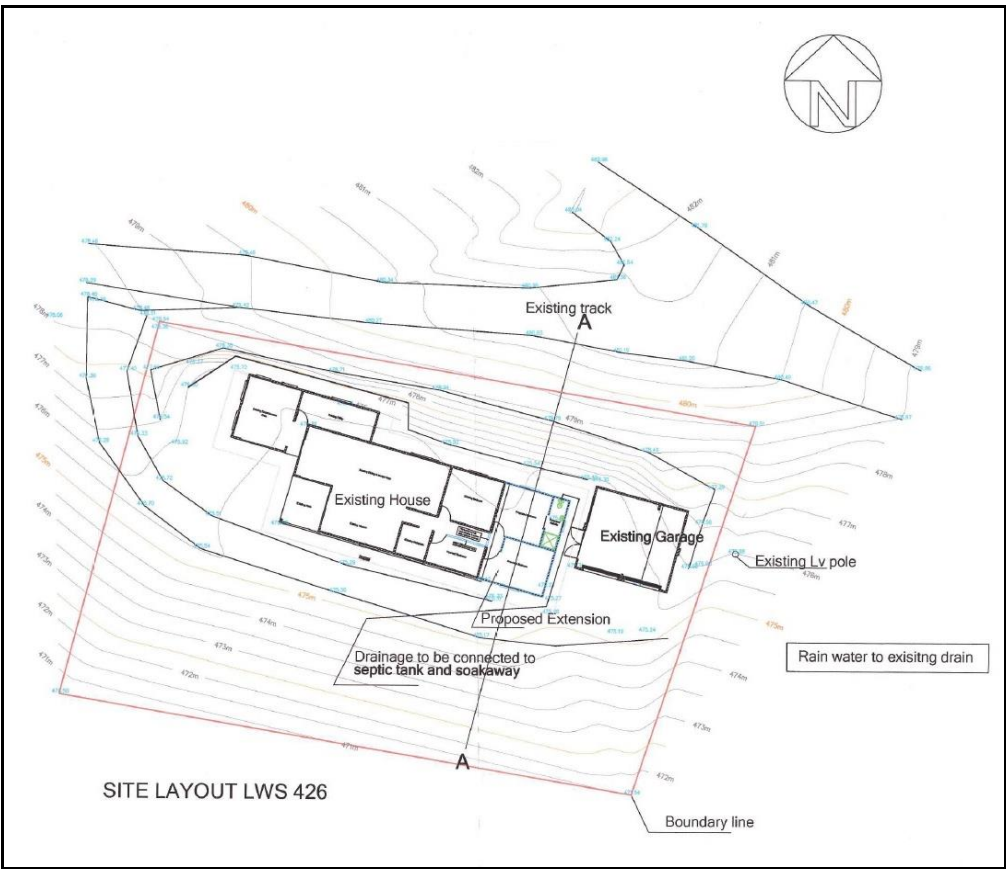


Diagram 3: Site Section Plan

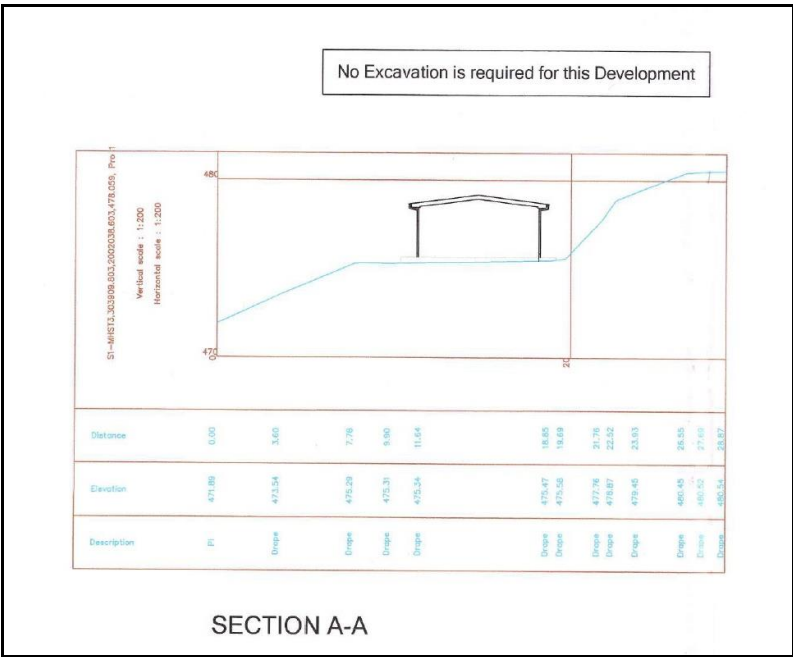


Diagram 4: Proposed Plan Layout

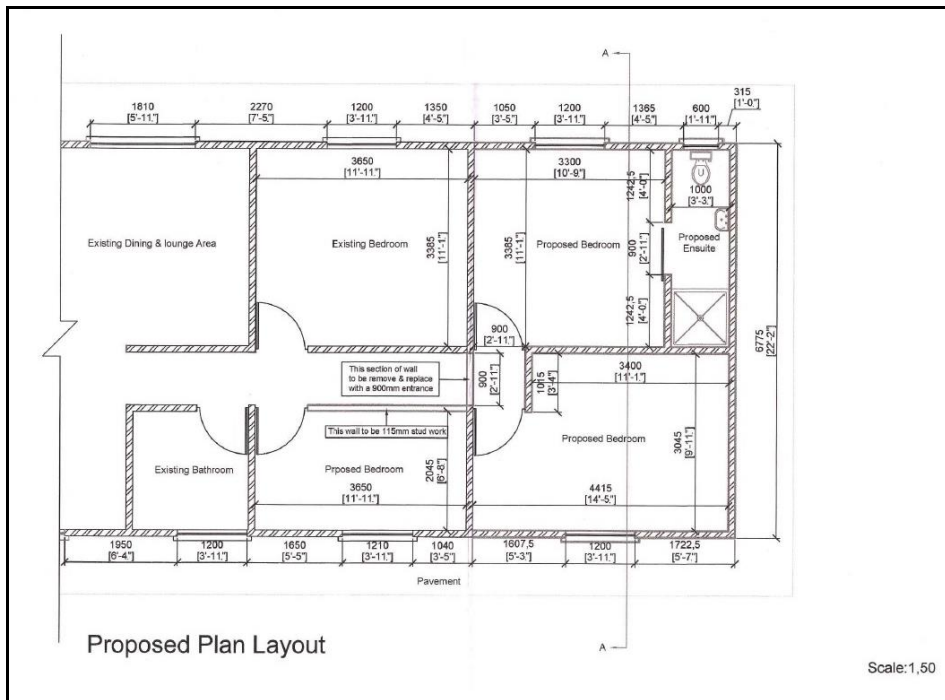
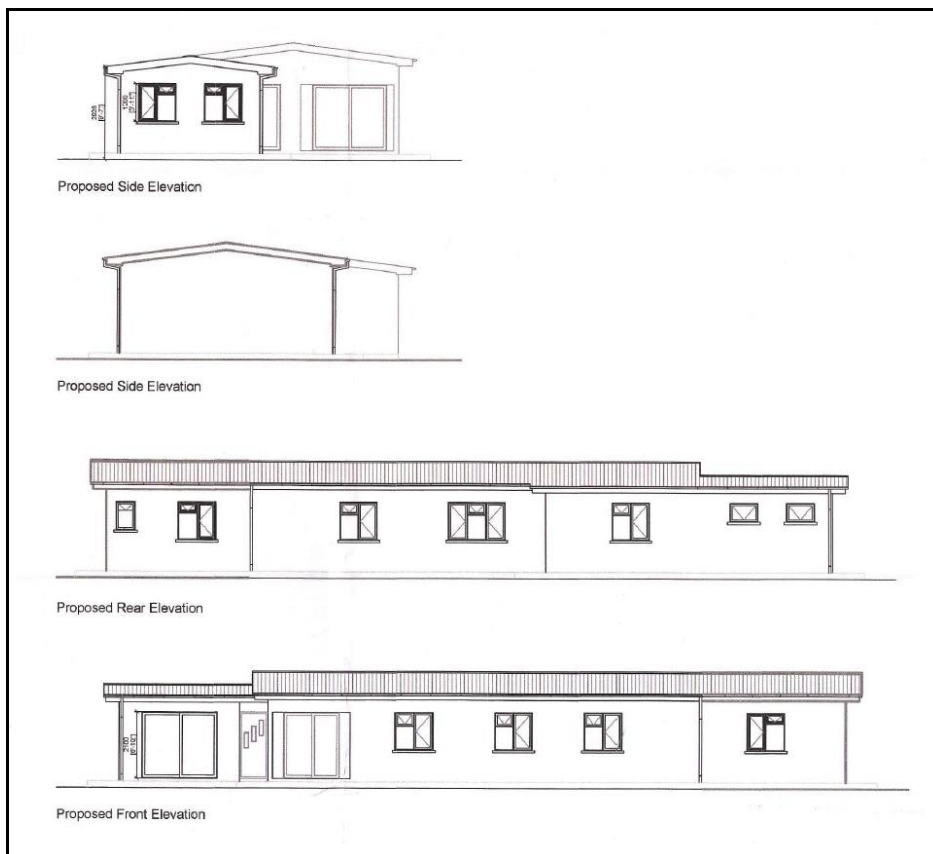


Diagram 5: Elevation Plans



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or any members of the public. However, there was a comment made by Road Section:

Road 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.

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 and g)
- Housing Policy: H9
- 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 extension is a simple addition to the original design, continuing along the same lines as that of the existing dwelling. The new development creates just under 25% of additional floor space to the original building and fits within the confines of the applicant's boundary lines. No excavation is required. Materials used to construct the new development are in keeping with that of the original building and that of the local area. The overall design of the finished proposal is coherent in of itself and with neighbouring properties. Therefore, this development proposal can be supported, as it has no adverse effect on the amenity or aesthetic of the immediate area. To conclude; the proposal complies with the Intermediate Zone policies and therefore can be supported.