

Planning Officer's Report - LDCA NOVEMBER 2024

APPLICATION	2024/38 – Proposed Extension to Existing House to form a Covered Area
PERMISSION SOUGHT	Full Permission
REGISTERED	5 September 2024
APPLICANT	Rico Williams
PARCEL	NG0440
LOCALITY	New Ground
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing Home
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 13 September 2024.▪ A site notice displayed in accordance with Regulations.
EXPIRY	27 September 2024
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

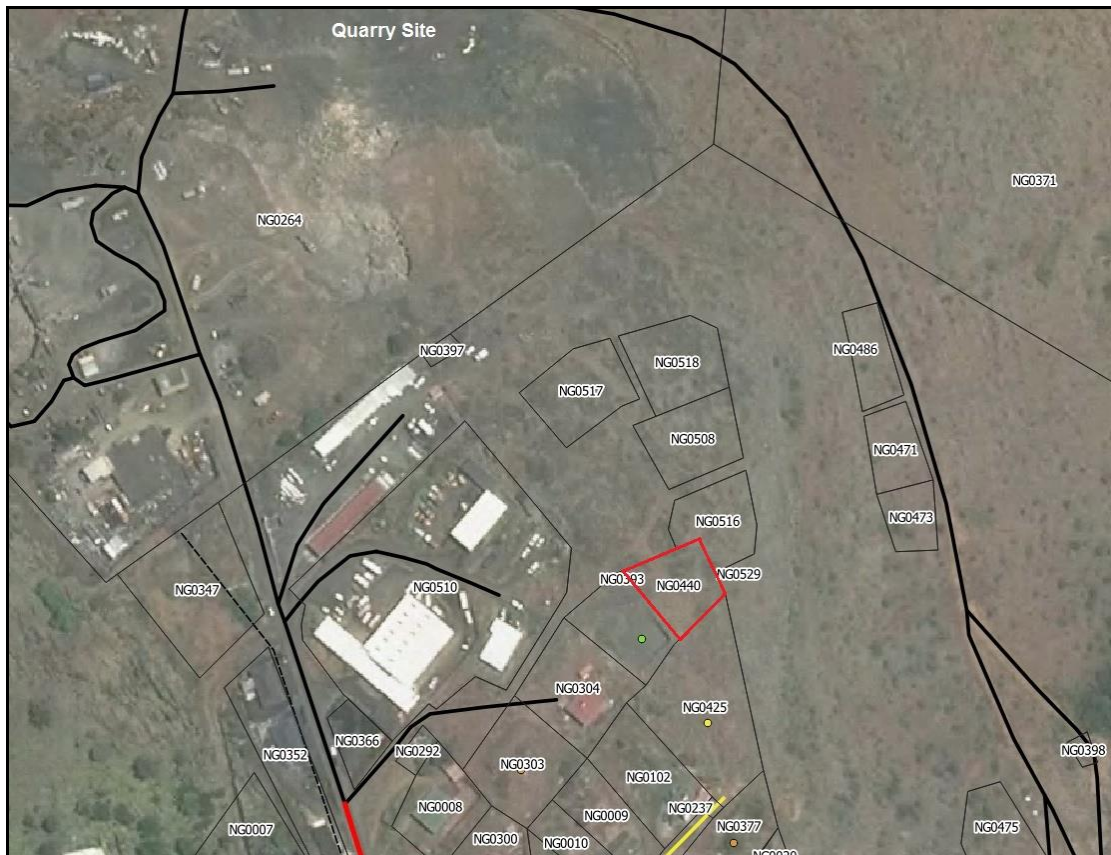
1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Objection
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted
11. Economic Development	No Response
12. National Trust	No Response
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 mixed use area of New Ground, 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 covered area extension to the east side of the existing dwelling, on the property of their principal home. The covered area extension will be built directly on to the east side, adjoining the existing home. The footprint of the covered area extension will be 70.4m² approximately. The covered area extension design is simple, comprising of an open plan area that is partially enclosed at the rear and rear east side to about halfway. The extension area will also be accessible from existing kitchen door and will have windows to the rear, and east side. The additional floor area will increase the original footprint of the dwelling by 73 percent. The proposed covered area extends out to the width of the pavement at both the rear and front of the building. The roof of the covered area extension will be hip style, adjoining to the pitch style of the original building. No excavation will be required for this development. Materials used will be in keeping with that of the original dwelling; concrete blockwork and the roof will be IBR sheets.

Diagram 2: Existing Site Plan

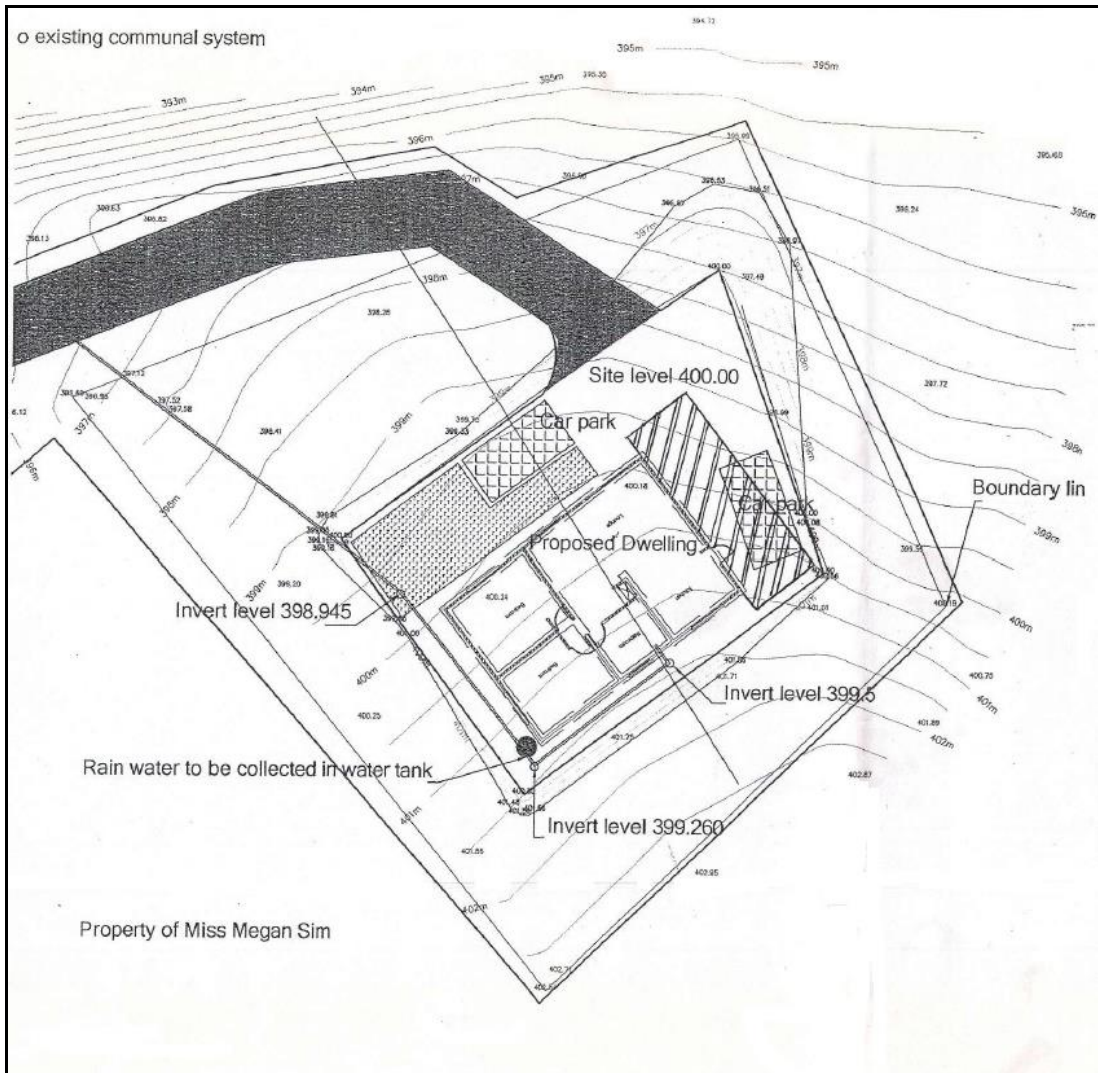


Diagram 3: Proposed Plan Layout

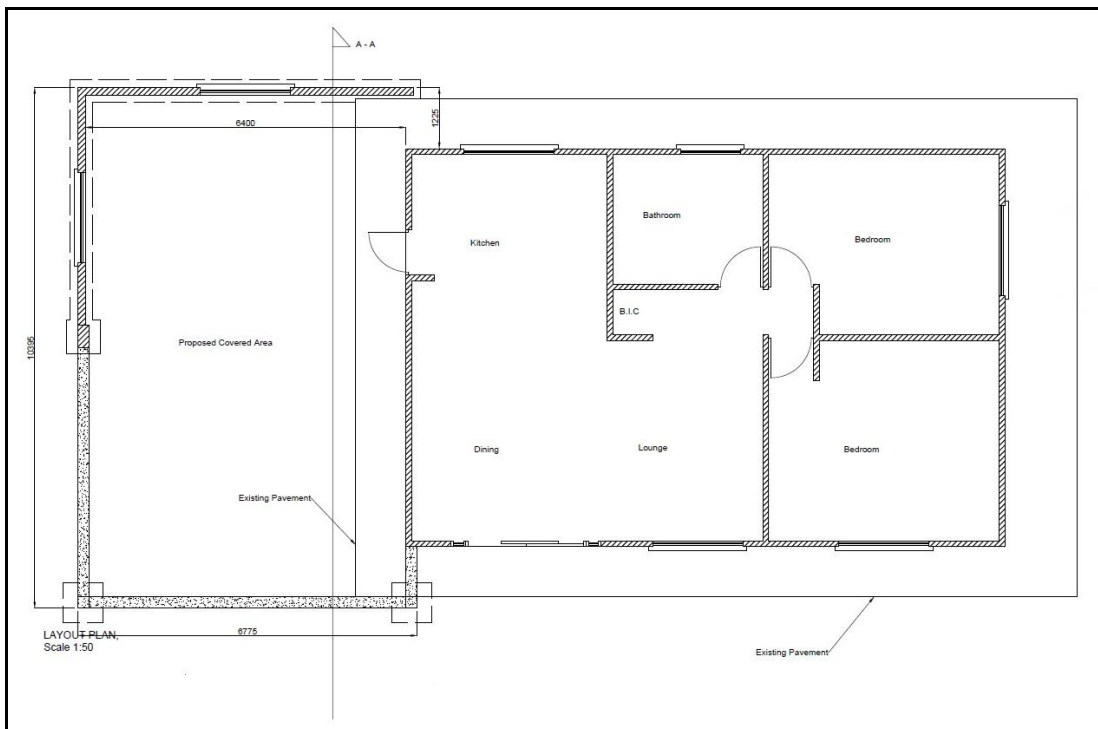
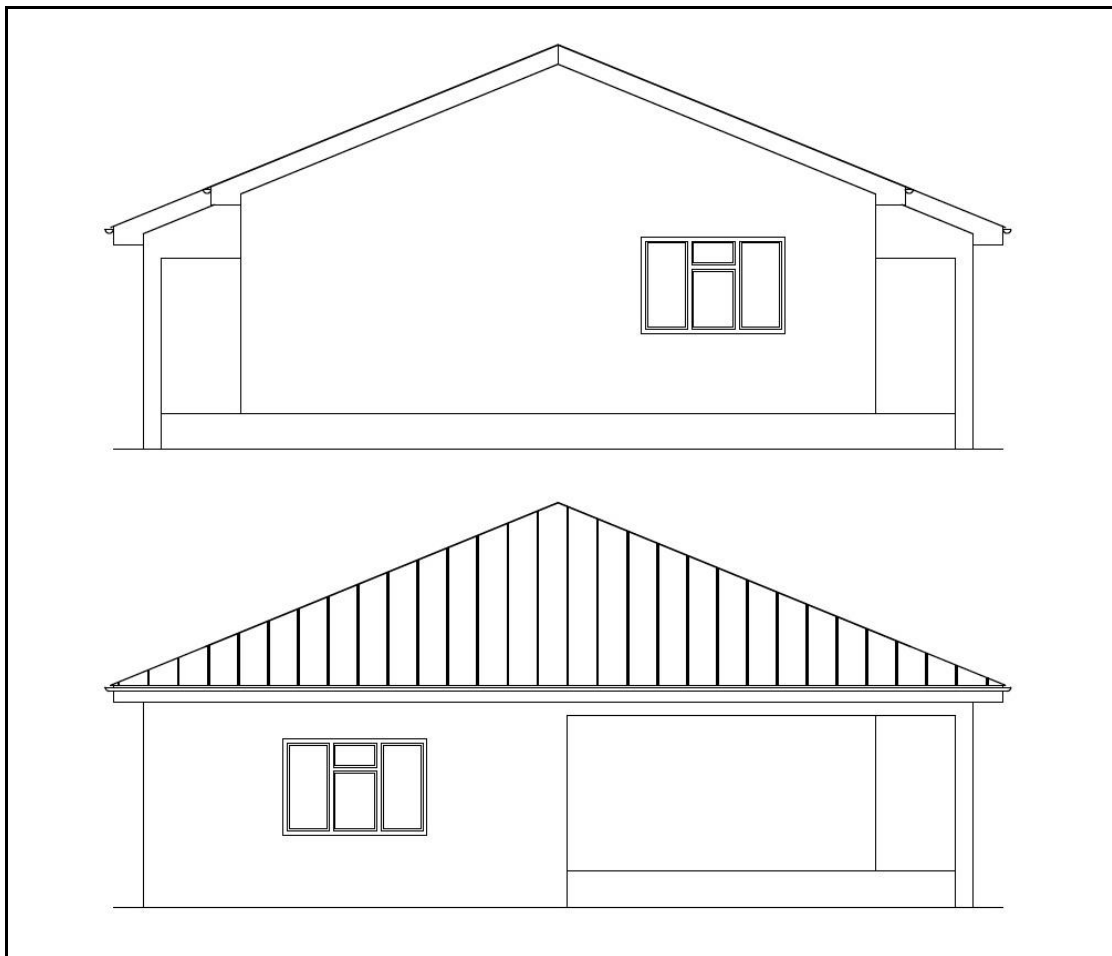


Diagram 4: Proposed Front & Rear Elevations



Diagram 5: Proposed Side Elevations



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:

- Intermediate Zone: Policies IZ1 (a, b and g)
- Housing Policy: H9
- Water: Policy W2
- Road and Transport Policies: RT1 (c and d), RT3 and RT7

OFFICER'S ASSESSMENT

This proposal of a covered area extension is a simple design build that will serve as substantial, additional outside living area of approximately 70.4 m², which is 73 percent of the original footprint. The build is a simple design, of an appropriate size and scale with that of the main dwelling and other buildings in the local area. The development does not require any excavation. The proposed extension footprint will be situated within the boundary lines of the property. The roof style of the extension is not in keeping with that of the original build, however, is appropriate for the shape and scale of the design. 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.