

Planning Officer's Report – LDCA MAY 2025

APPLICATION	2025/13 – Proposed Alterations & Extensions to Existing House to form a Covered Area & Two-Story Extension
PERMISSION SOUGHT	Full Permission
REGISTERED	21 st March 2025
APPLICANT	Julianne Stevens
LOCALITY	Colt Sheds, Longwood
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Residential
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 21st March 2025▪ A site notice displayed in accordance with Regulations.
EXPIRY	4 th April 2025
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

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

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

The application site is within the Colt Sheds area of Longwood; designated within the Intermediate Zone with no conservation area restrictions. The area is characterized with primarily residential development with agricultural land incidental and commercial agricultural to the west and east of the plot.

Diagram 1: Location Plan & Satellite Image



PROPOSED DEVELOPMENT

The plot is relatively small encompassing the applicants' parents land parcel situated immediately to the north. The existing house is a modern L shaped two-bedroom bungalow following the orientational trend with the principle elevation facing north westwards, overlooking the Flagg Staff area. The proposal is to carry out a re-arrangement of the layout, where the kitchen will become a walk-in closet, dining and lounge will become a bedroom, the former bedroom to the south a new study room, and master bedroom becoming the new lounge. In terms of new built structures, a covered area is proposed on the north-eastern side of the house, which will be accessed from the slide door to the bedroom. The roof will be a mono-pitched design supported by two timber posts. An opening is proposed to be formed from the new lounge into the two-storey extension. This extension will sit forward of the house on the western side, comprising a ground floor and first floor. The ground floor will consist of an open planned kitchen, dining area with separate pantry. A staircase will then lead to the new master bedroom with en-suite and balcony. This extension will be constructed from concrete blockwork, rendered and painted to match the existing house. The roof will be made from IBR sheeting and with the gable and pitch to coincide with the existing house. To accommodate the extension some minor excavation is needed for the top platform measuring approximately 930mm in depth and stepped down by 200mm. Services to the property already exist and will require some modification in terms of electricity and water. Sewage is proposed into the existing line to be re-directed to the existing septic tank.

Diagram 2: Proposed Site Layout

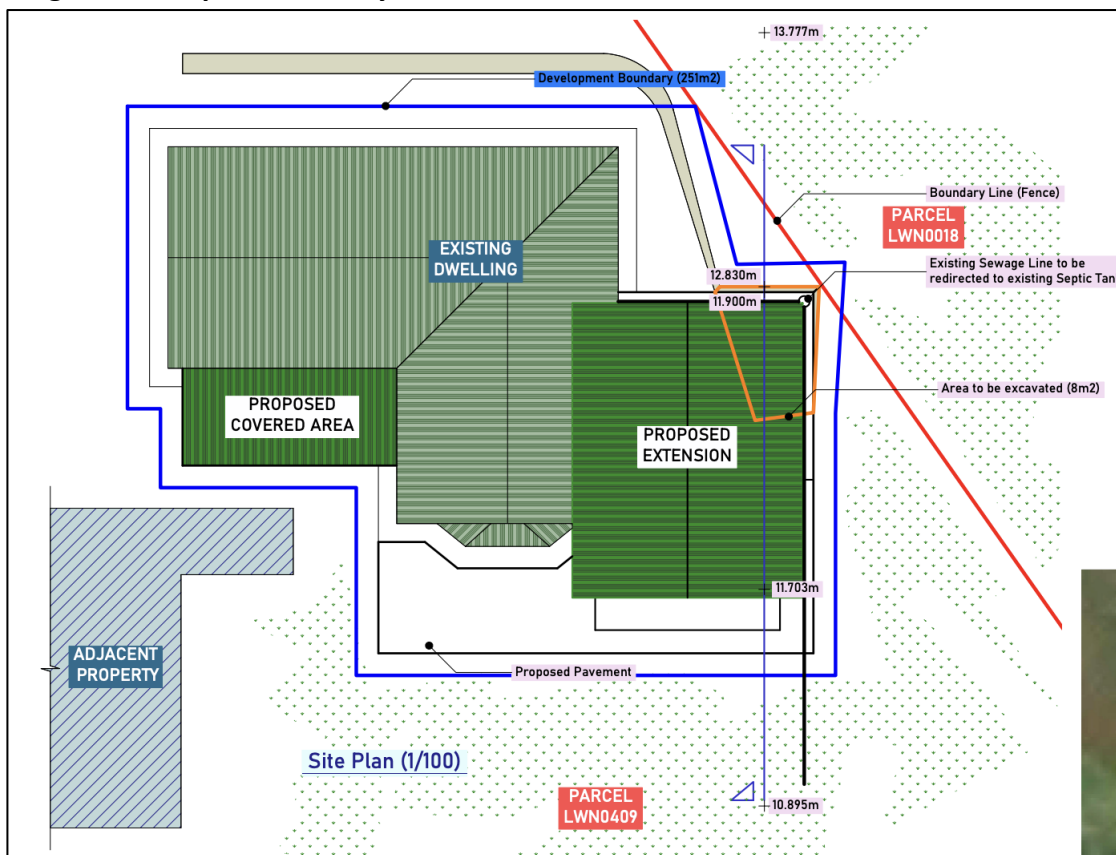


Diagram 3: Proposed Site Section

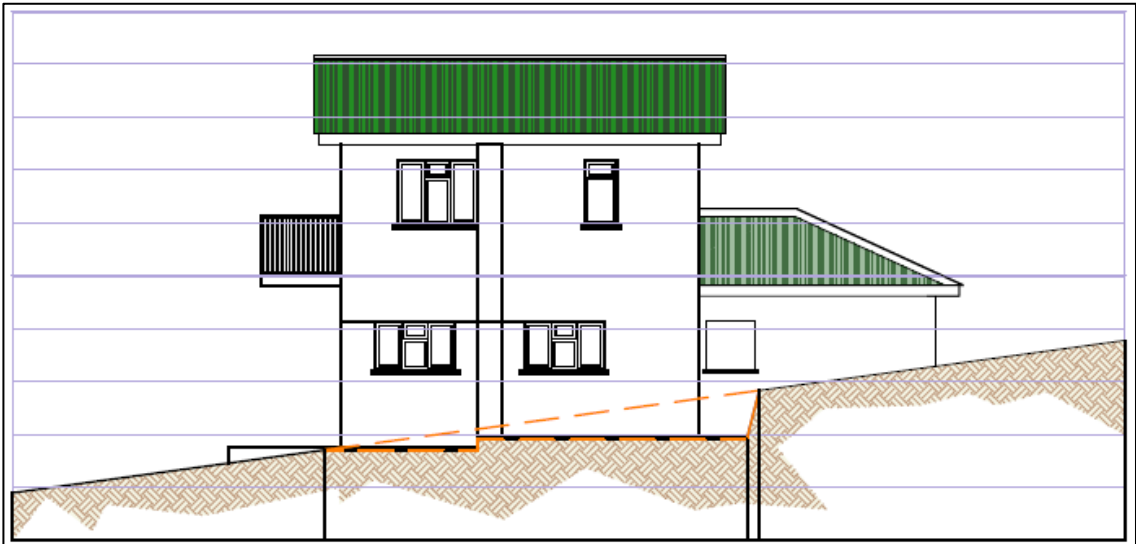


Diagram 4: Proposed Ground Floor Layout

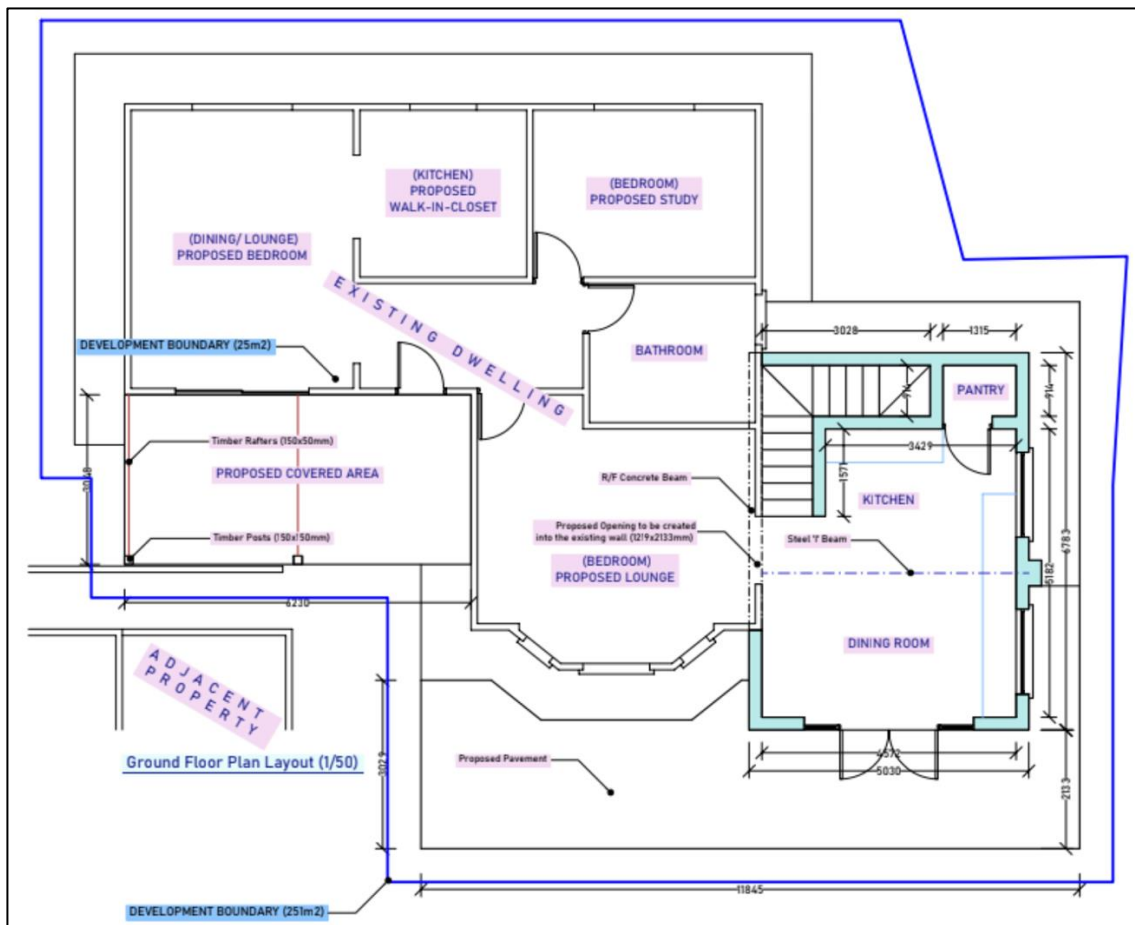


Diagram 5: Proposed First Floor Layout

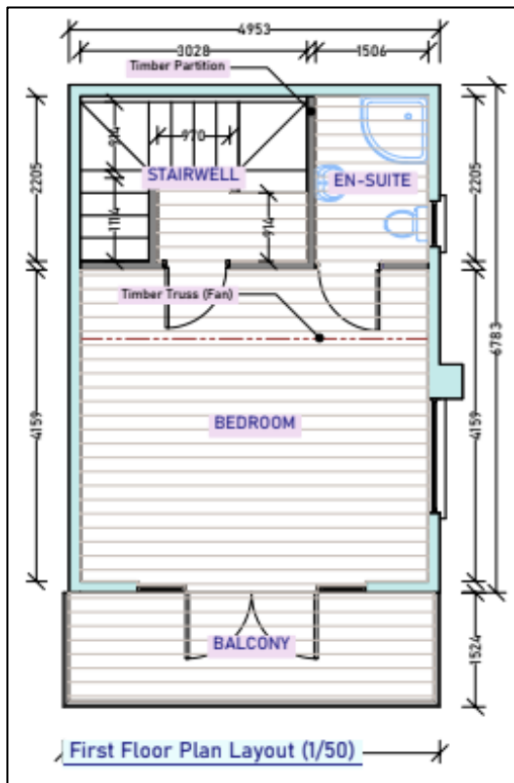


Diagram 6: Proposed Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no objections received from stakeholders during the consultation period with exception to the Connect St Helena Energy Division. No representations were received from any members of the public.

Connect St Helena Energy – No Objection: ‘We do not have LV lines across the proposed land. Only service cables to the existing dwelling. If any disconnection is needed, the applicant should forward a request to Connect.’

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,
- Housing Policy H.9
- Water Policy W2
- Sewage, storm and Drainage Policies SD1 & SD7

OFFICER'S ASSESSMENT

In assessing the elements of the proposal against the policies, the use of the extension for residential purposes is conducive with the current use of the building and context of the immediate area. The covered area extension in its simple form is not foreseen to adversely impact the appearance of the building. In considering the two storey element of the proposal, the siting of the extension has been dictated by site conditions, where there is limited space available. Officers did ask if there is an opportunity to carry out a two storey directly on the existing footprint, however due to the sizing of the existing walls this would not be able to accommodate a new floor along with costing likely to be cheaper for the applicant with this intended design, albeit not a material planning consideration.

The proposed extension itself will abut the western elevation with an apex height of approximately 7m, and will slightly protrude the front of the existing house in terms of the building line. The excavation falls in accordance with policy IZ1 f). Given the design is different to the existing house, the extension will be noticeable when viewed from the main road, however given the constraints on-site and that the proposed design follows similar characteristics of the existing house in terms of its external materials and roof style, it is not foreseen that this proposed extension will adversely impact the appearance of the existing house nor the amenity of the surrounding area, as there are examples of similar two storey developments within the area.

Overall, this proposal has the necessary services to be connected to and a condition will be added to ensure the extension does not impede existing electrical infrastructure.