Planning Officer's Report - LDCA November 2019

APPLICATION	**2019/76 –** Proposed Loft Extension
PERMISSION SOUGHT	Permission in Full
REGISTERED	12 September 2019
APPLICANT	Chedwin Knipe
PARCEL	DPRR0165
SIZE	0.4 acres
LOCALITY	Levelwood (Diana's Peak Ring Road)
LAND OWNER	Chedwin Knipe
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Existing two bedroom bungalow
PUBLICITY	The application was advertised as follows: ▪ Independent Newspaper on 13 September 2019 ▪ A site notice displayed in accordance with Regulations.
EXPIRY	27 September 2019
REPRESENTATIONS	None Received
DECISION ROUTE	~~Delegated~~ / **LDCA** / ~~EXCO~~

A. CONSULTATION FEEDBACK

a)	Water Division	No Objection
b)	Sewage Division	No Objection
c)	Energy Division	No Objection (Comments: Application required for retest of the original installation if electricity is extended to the loft.)
d)	St Helena Fire & Rescue	No Response
e)	St Helena Roads Section	No Objection
f)	Heritage	Not Consulted
g)	Environmental Management	No Response
h)	Public Health	No Response

i)	Agriculture & Natural Resources	No Response
j)	Property Division (Crown Est)	No Response
k)	St Helena Police Service	Not Consulted
l)	Aerodrome Safe Guarding	Not Consulted
m)	Enterprise St Helena (ESH)	No Objection
n)	National Trust	No Response

B. DEVELOPMENT DETAILS SUMMARY

This a single story two bedroom bungalow and the proposal is to extend the house with the construct of roof extension and loft conversion to create a new bedroom and en-suite with a cantilevered deck and a games room. Minor modifications is required externally and internally on the existing house to allow for the loft structure support and stair installation.

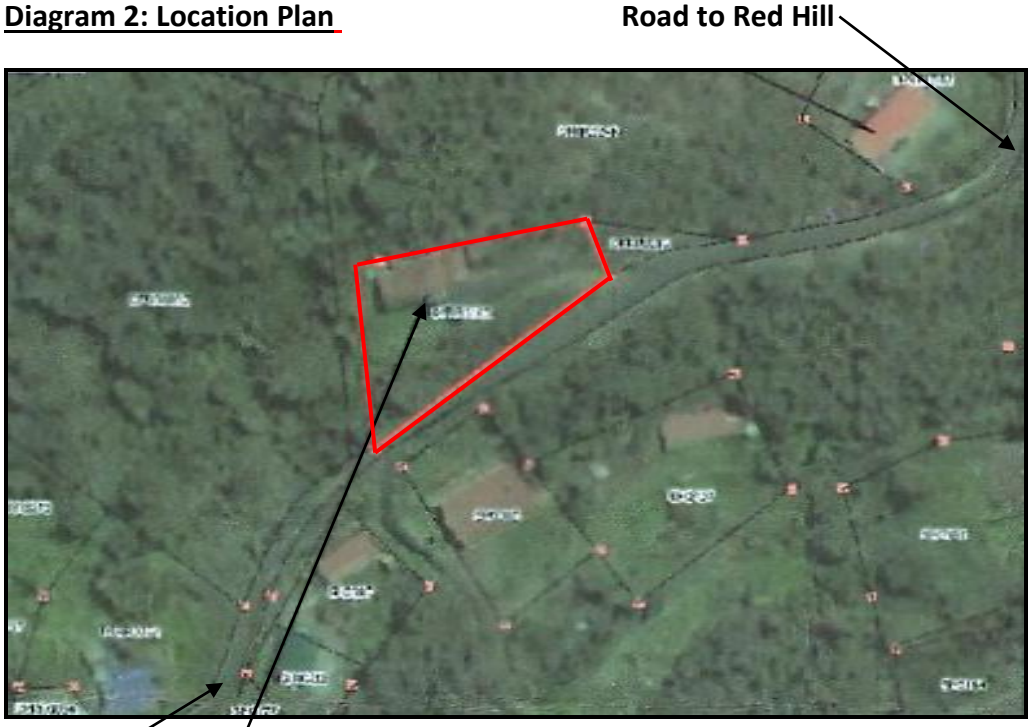
Diagram 1: Image (view from Silver Hill ridge)

C. OFFICER APPRAISAL

1. SITE DESCRIPTION

1.1 The proposed development is located within the **Intermediate Zone** where relevant IZ1 policies apply such as serviceability and impact on neighbouring amenity. There are no Conservation Area restrictions. The boundary plot is located north of the main road.

Diagram 2: Location Plan



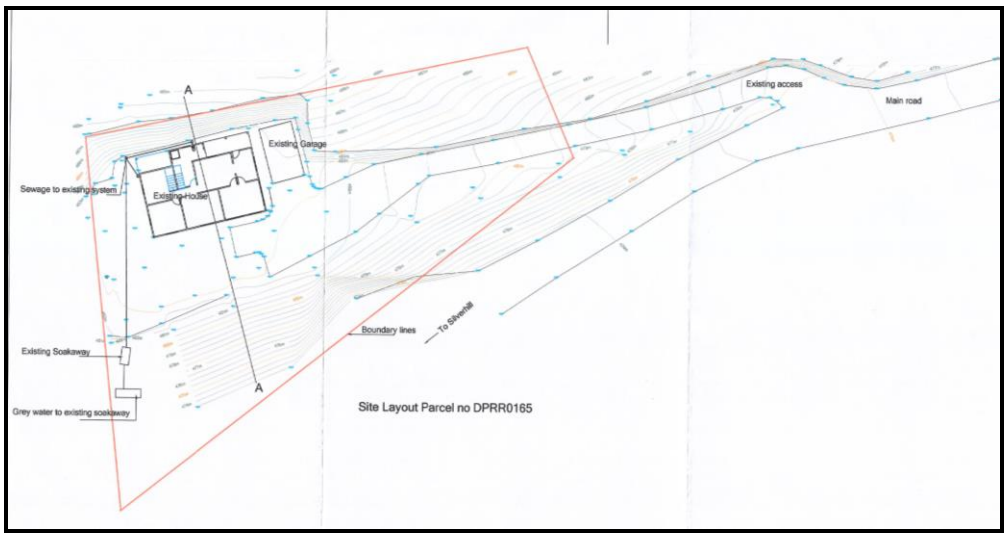
1.2 The site sits adjacent to other development plots to the north and west, however, these have not been developed and therefore, the house is approximately 80 – 100 metres from the nearest dwelling above the road and 40 – 50 metres from the nearest dwelling below the main road.

1.3 The property is surrounded by a dense concentration of trees and thus is within a landscape where it is less conspicuous.

1.4 All drainage from the proposed bathroom in the loft will be connected to the existing septic tank and soakaway via the existing pipework, and therefore, no trench excavation will be required. The existing drainage system (septic tank: 2400 x 1200 x 1800mm) is of adequate size to accommodate the additional bathroom and therefore, will not create any drainage issues on the applicant's site, adjacent sites or the main road.

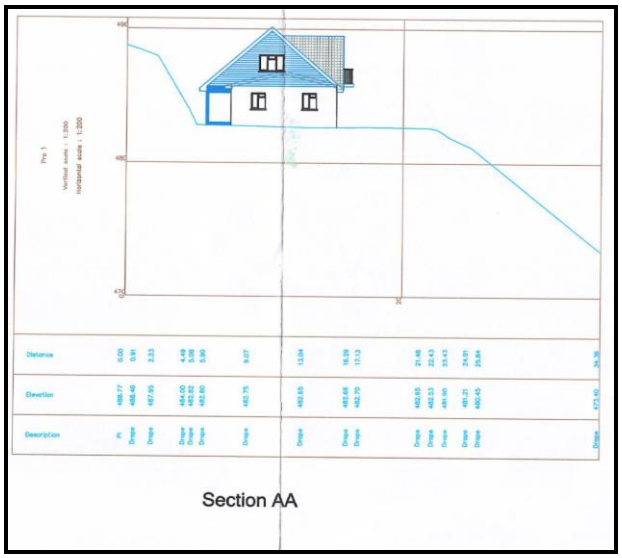
1.5 The access road is existing and will remain and leads to the existing garage on the east side of the house.

Diagram 3: Site Plan



1.6 The site section drawing below shows the existing platform base, the slope of the land and the existing excavation. The proposed loft and alterations to the existing building will not require any additional site excavation.

Diagram 4: Site Section



2. THE EXISTING

2.1 The existing two bed, one bath bungalow is a traditional concrete blockwork (450 x 225 x 115mm) structure with an approx. 15^{o} pitched roof. The existing house is a modern build there is an assumption that the concrete foundations and walls are structurally sound and adequately designed to allow for the additional loads. However, this will be confirmed by building control when the application is submitted for building regulation's approval.

2.2 A reinforced (r/f) concrete column and r/f concrete beam will be added to the northwest corner of the building to create support for the additional blockwork and the loft roof structure.

2.3 To allow for the installation of the proposed stairs, the door to the bathroom to be repositioned on the opposite side and the concrete block wall between the bathroom and bedroom to be modified.

2.4 Existing Roof structure and Canadian flute asbestos roof covering to be removed (see point No. 10 under heading: "**RECOMMENDATION"** below for best practise on correct asbestos removal and disposal). Top of gable walls to be demolished to create a level structure to receive the two additional courses of concrete blockwork and the steel floor joist and roof structure.

Diagram 5: Plan (existing house)

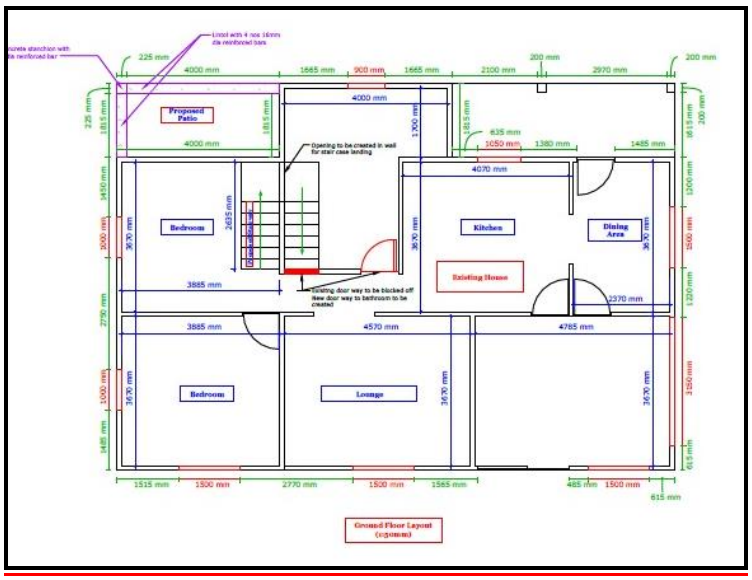
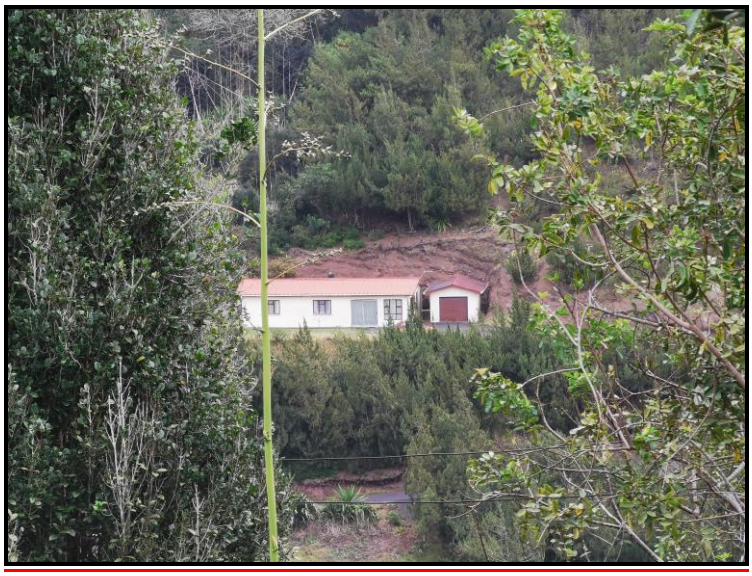


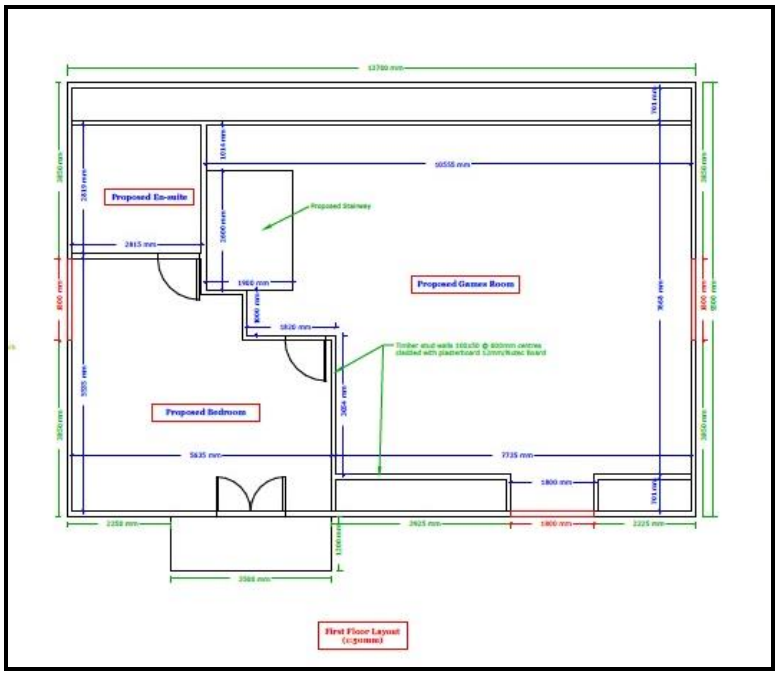
Diagram 6: Image (existing bungalow)



3. THE PROPOSAL

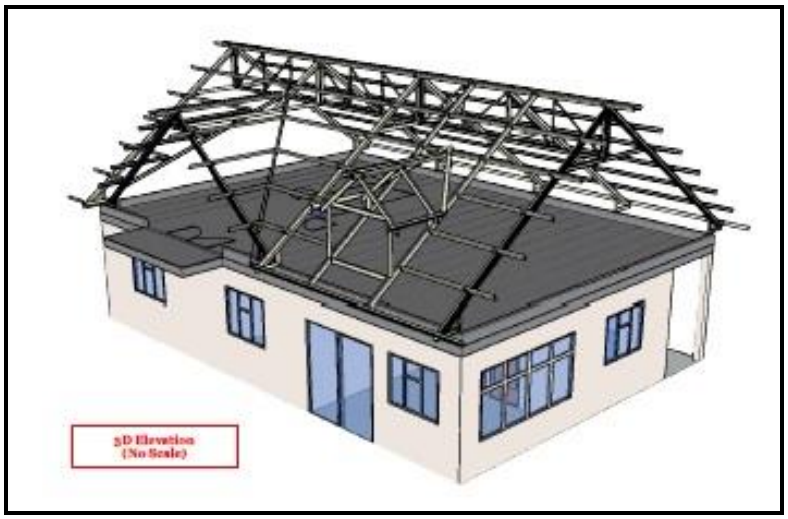
3.1 The proposed loft extension consist of a bedroom, bathroom, games room and a cantilevered deck. The bedroom's internal space is increased by the larger of two dormers that provides needed light and ventilation required under the building regulations but also adds design feature that contributes to the character of the development.

Diagram 7: Plan (proposed loft)



3.2 It is proposed to build two courses of concrete blocks (450x225x115mm) onto the existing building, this will increase the head room in the proposed loft. Install steel floor joist and erect steel structured roof framework with inverted box rib sheeting.

Diagram 8: Proposed roof detail



3.3 Eternit cladding is proposed for the external walls, this is a fibre cement board that will create a timber panelling façade.

Diagram 9: Elevations

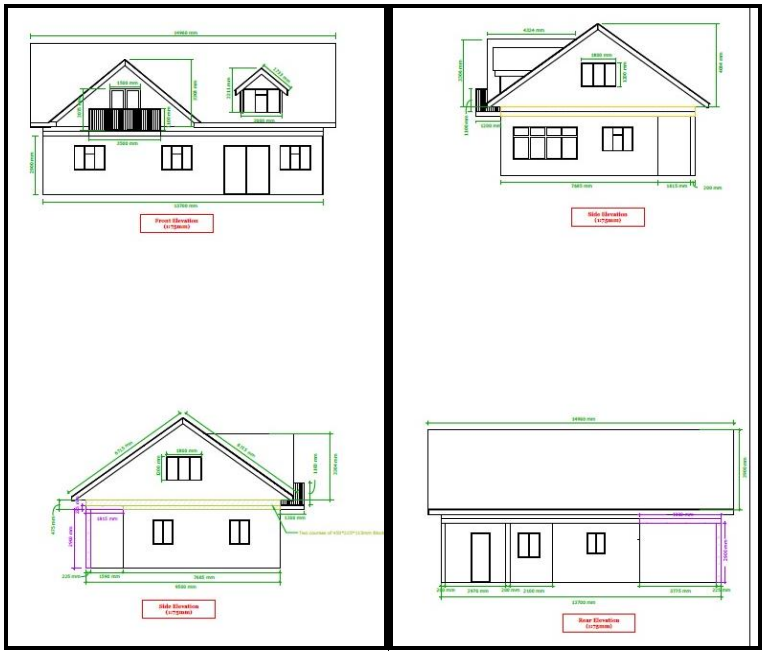


Diagram 10: 3D Image

4. REPRESENTATIONS

4.1 No representations were received from members of the public, including immediate neighbours.

5. POLICY FRAMEWORK

5.1 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:

- *IZ1 a) - 'the siting, scale, layout, proportion, details and external materials in any development, including individual dwellings, form a coherent whole both in the development itself and in relation to surrounding development.'*
- *IZ1 b) – 'the proposed use is not materially damaging to the amenity of existing development.'*
- *IZ1 f) – 'the design and layout do not **generally** entail excavation nor making up of levels to a depth or height in excess of 3m',*
- *IZ1.g) – 'the development demonstrates the availability of safe vehicular access and all relevant services and will not be brought into use until these are in place, including:*
  - *i. Effective and sustainable means of dealing with sewage and solid waste, sufficient to avoid pollution*
  - *ii. Collection and re-use of rainwater and means of dealing with surplus surface water*
  - *iii. If the development includes habitable accommodation and places of employment, a sustainable drinking water supply.*
- *IZ1.h) – 'the design and layout incorporate effective landscaping proposals and means of implementing and irrigating those proposals sufficient to blend the development into the landscaping including that soil present on site shall be re-used in landscaping, garden areas and excavated rock shall be reused in the development or otherwise reused in development projects off-site.'*
- *W2 – 'There will be a presumption in favour of development which, by its design, minimizes water demand. Development permission will not be granted for development which fails to include rainwater collection, storage and use, and, in the case of commercial and community development, appropriate storage, treatment and re-use of grey water.'*
- *SD1 b) – 'Development permission will be granted for the construction of facilities for the handling of storm water, including water from roofs and other impermeable surfaces. Such water shall be separated from sewage and reused in the development, including for irrigation of landscaped areas.'*
- *SD1 c) – 'Development permission will not be granted for development which fails to make provision for the separation of Stormwater from sewage or fails to make appropriate provision for the disposal of storm water and sewage and appropriate usage of rainwater.'*
- *SD.3 – 'Development permission will not be granted for development which relies on disposal of sewage effluent to the ground in any area which forms part of the catchment or aquifer of a potable water supply.*
- *SD.4 – 'In all cases where sewage treatment is proposed by means of a septic tank, including from separate dwellings or small groups of dwellings, tourism-related development, or commercial or community development, development permission will be granted only where it can be demonstrated by soil percolation tests that disposal of effluent can be demonstrated by soil*

percolation tests that disposal of effluent to a soakaway in the ground can be effected without risk of pollution to ground water or a watercourse. Where it is not possible for percolation tests to demonstrate avoidance of such risk, alternative means of treating the effluent, such as reed beds or mechanically accelerated digestion systems, will be required. In no cases will development permission be granted for new development where it is proposed to discharge untreated effluent to the sea.'

6. OFFICER'S ACCESSMENT

6.1 The proposed extension is well design to extend the modest sized bungalow using the roof space to provide additional accommodation. The proposed design is not only aesthetically acceptable but fits into the surrounding landscape with its forest of trees. This property looks onto the Silver Hill ridge where there is a similar loft design as seen below.

Diagram 11: Image (loft conversion in the area)