

## Planning Officer's Report - LDCA October 2019

<b>APPLICATION</b>	<b>2019/14 – CHANGE OF USE:</b> Proposed Conversion of a Garage to a One Bedroom Flat
<b>PERMISSION SOUGHT</b>	Permission in Full
<b>REGISTERED</b>	7 February 2019
<b>APPLICANT</b>	Debbie Fantom
<b>PARCEL</b>	DPRR0246
<b>SIZE</b>	3 acres
<b>LOCALITY</b>	Wranghams, Sandy Bay
<b>LAND OWNER</b>	Debbie Fantom
<b>ZONE</b>	Intermediate Zone
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Existing Garage
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 19 July 2019</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	2 August 2019
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / LDCA / EXCO

### A. CONSULTATION FEEDBACK

a) Water Division	No Response
b) Sewage Division	No Response
c) Energy Division	No Objection
d) St Helena Fire & Rescue	No Response
e) St Helena Roads Section	No Objection
f) Heritage	No Response
g) Environmental Management	No Response
h) Public Health	No Response
i) Agriculture & Natural Resources	No Response

*Report Author: P Scipio*

*Authorised by: I Mohammed (CPO)*

*Report Date: 2<sup>nd</sup> October 2019*

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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 Response
n) National Trust	No Response

**B. DEVELOPMENT DETAILS SUMMARY (approximate / rounded figures)**

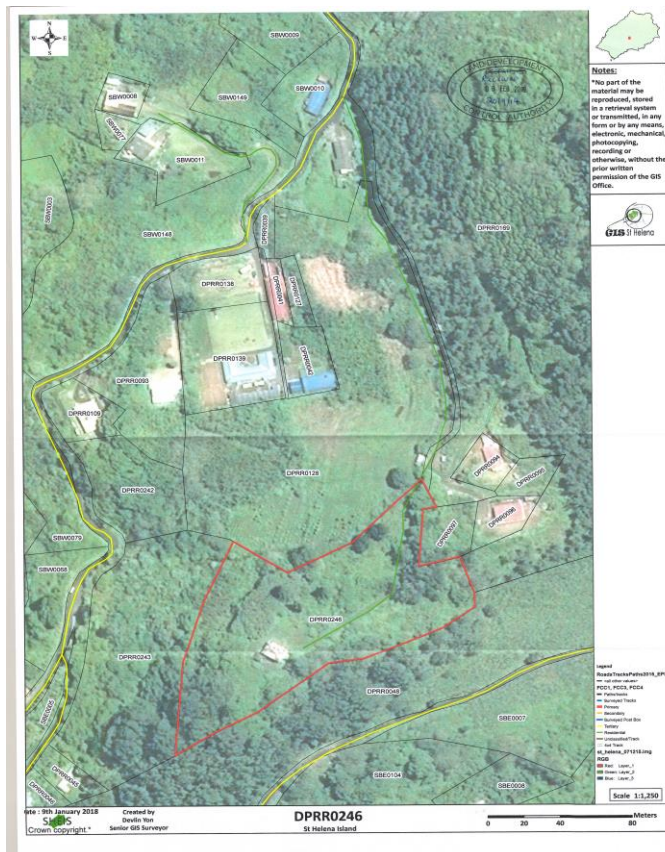
Parcel - DPRR0246	:	3 Acres
Existing Building Footprint	:	38m <sup>2</sup>
Proposed Extension Footprint	:	61m <sup>2</sup>
Eventual Building Footprint	:	99m <sup>2</sup>
Plot Coverage	:	1%
Apex Height	:	4.9m

**C. PLANNING OFFICER'S APPRAISAL**

**THE SITE:**

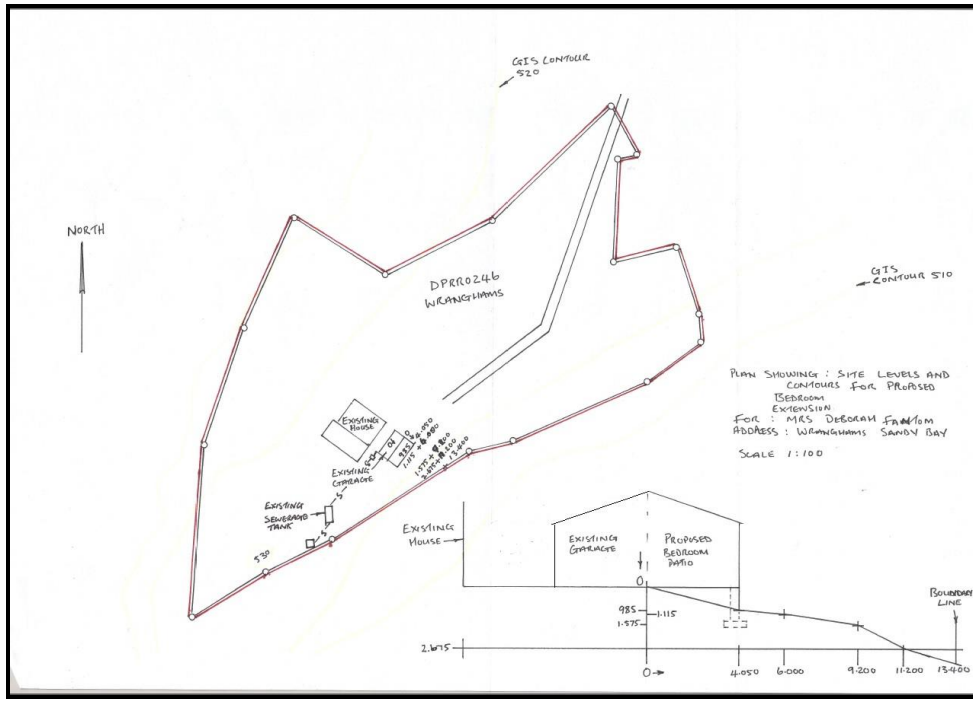
The proposed development is located within the **Intermediate Zone** where relevant IZ1 policies apply such as serviceability and impact on neighbouring amenity. There are no Conservation Area restrictions.

**Diagram 1: Locality & Orientation`**



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**Diagram 2: Site Plan & Site Section**



The proposed extension is on the lower side of the garage which is to the southeast of the site. The position of the extension will not affect or interferes with any structure on the existing house or adjacent structures such as the block built arch.

**Photo Image: Image of Existing Garage and House**

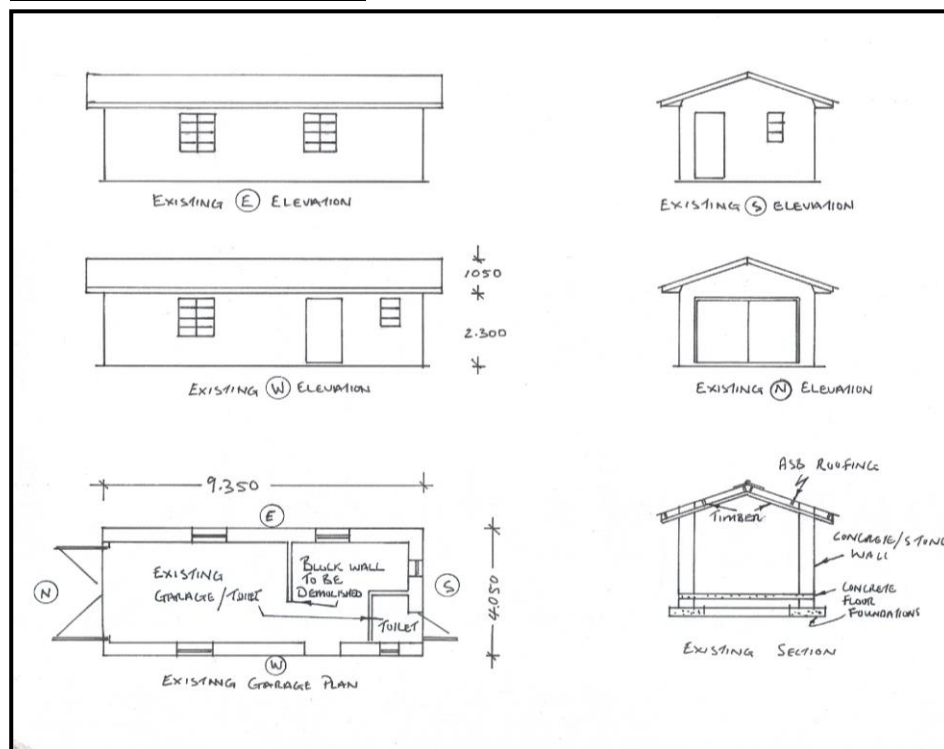


As shown on the site section drawing above, part of the extension will be constructed on the existing sloped land which is good design practice because it allows for minimal or no excavation to the site. Soil-infill can be used to create a level area around the proposed extension and provide area for landscaping.

All drainage from the proposed bathroom will be connected to the existing septic tank and soakaway via the existing pipework from the garage, therefore, there will not be any additional scaring to the site.

### THE EXISTING:

**Diagram 3: Existing Garage**



While the main house is a grade 2 listed building, the garage and adjoining structures i.e. blockwork arch seen above are not original features of the house. These were built in 1972 when Wranghams was used as a project site for the then government trade school (TTC). At that time many non-original and non-sympathetic features were introduced.

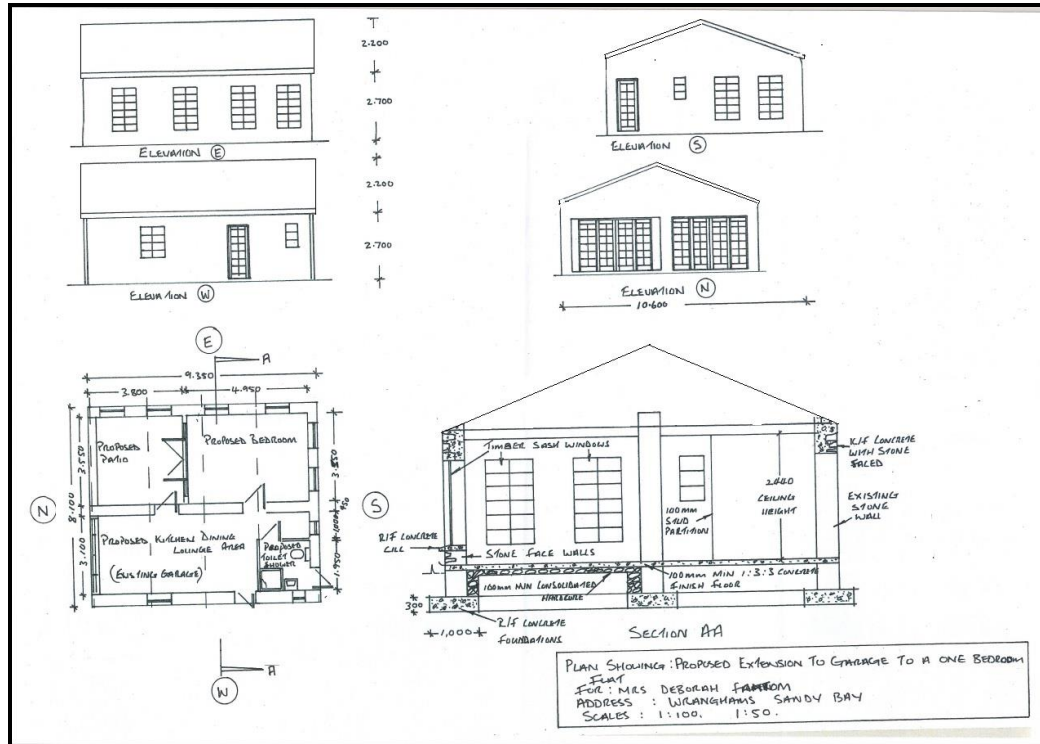
The external walls are 450mm thick, constructed from stone with sand/cement mortar. The walls are structurally sound and in good repair and thus will remain and be used in the proposed development.

The internal blockwork walls will be removed, these walls are not rendering structural support and are only partition walls for the toilet and store. The Existing WC is to be removed and area to be modified into a proposed bathroom.

Existing Roof structure and asbestos roof covering to be removed (see point No. 6 under heading: “RECOMMENDATION” below for best practise on correct asbestos removal and disposal.

**THE PROPOSED:**

**Diagram 5: Proposed One Bedroom Flat**



The proposal is to change the existing garage into a kitchen, dining and lounge area, modify and extend the existing toilet into a bathroom, and create a bedroom and patio extension on the south side of the building.

The external face of the new walls are to be stone cladded to match the existing stone built walls. The design of the windows and exterior glass door panels closely matches those of the main house.

The design of the roof without overhanging eaves also closely matches the roof of the main house.

All sewerage will be connected to existing septic tank. (NOTE: the toilet in the existing garage is connected to this system, therefore, there aren't any additional lines or connections required.

All grey water to bypass the septic tank and connected to the existing soakaway.

It is proposed that the extension will be built up from the existing ground level to the floor slab, thus site excavations will not be required. Trench excavation only will be carried out to allow for the strip foundation.

Water and Electricity infrastructure and service in the existing garage and these will continue to supply to the new development.

**REPRESENTATIONS:**

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

**POLICIES: Land Development Control Plan (LDCP 2012 – 2022):**

The development complies with the Intermediate Zone and Built Heritage Policies:

The layout, design, materials, scale, siting, proportion, details and the use of this development are appropriate to the character and appearance of the adjacent grade 2 listed building. Policy IZ1(a) & BH2.

The proposal is not materially damaging to the amenity of existing development, in this a case a grade 2 listed building. Policy IZ1(b).

The design and layout does not entail excavation. Policy IZ1 (F)

All sewerage and solid waste to be connected to existing septic tank and soakaway. Policy IZ1 (g) (i).

Sustainable drinking water supply and energy exist and will continue to be supplied to the proposed development. Policy IZ1 (g) (iii & iv).