

## Planning Officer's Report - LDCA November 2019

<b>APPLICATION</b>	2019/78 – Change of roof profile and carport extension
<b>PERMISSION SOUGHT</b>	Permission in Full
<b>REGISTERED</b>	12 September 2019
<b>APPLICANT</b>	Glyniss Maggott
<b>PARCEL</b>	RV0014
<b>SIZE</b>	0.07 acres
<b>LOCALITY</b>	Ruperts Valley
<b>LAND OWNER</b>	Glyniss Maggott
<b>ZONE</b>	Coastal Zone
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Residential
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 13 September 2019</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	27 September 2019
<b>REPRESENTATIONS</b>	Representation received from the St. Helena Heritage Society
<b>DECISION ROUTE</b>	<del>Delegated</del> / LDCA / EXCO
<b>SITE VISIT</b>	16 <sup>th</sup> October 2019

### A. CONSULTATION FEEDBACK

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

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- |                                    |               |
|------------------------------------|---------------|
| 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   |

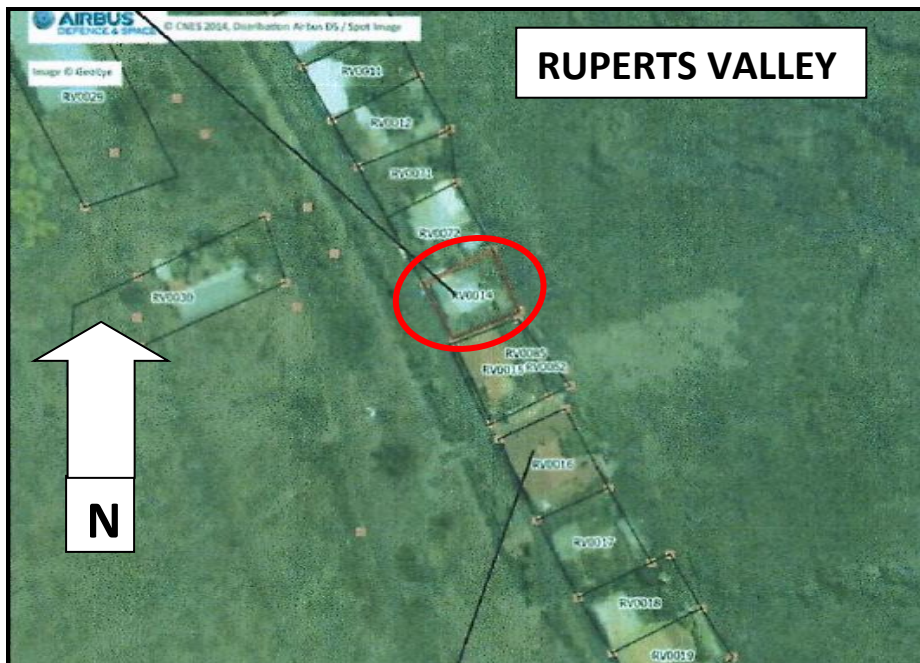
**B. DEVELOPMENT DETAILS SUMMARY**

The application is for a proposed Carport attached to the existing house on the south gable and for a roof & roof profile change. To enable the erection of the new roof a proposed support section is required on the north east corner.

**C. PLANNING OFFICER’S APPRAISAL**

**Location:** The proposed development site is located in Rupert’s Valley within the **Coastal Zone** where relevant CZ.3 policies apply such as coherency with other buildings that are visible within 250 metres. There are no Conservation Area restrictions.

**Diagram 1: Location Plan**



**Site:** The site is on the east side of the valley contained between similar type of properties to the north and south of the application property. To the east is crown land and to the west is a common access (crown land) between the properties and a storm water culvert. The main road is further to the west.

The property is owned by the applicant and is approximately 0.07 of an acre, (299m<sup>2</sup>).

The site is enclosed by boundary walls (450mm wide dry stone) on the north and south side of the property which also doubles as boundary's for the adjacent properties. This allows for a clear indication for the position of the proposed carport to be within the applicant's property.

**Existing:** The existing house as seen below was originally a single room width dwelling with a dual pitched roof. The walls are traditional modern 100mm blockwork with modern 6 pane steel windows and a corrugated iron roof. While there isn't any overhang on the roof, the presence of a timber fascia and not individual steel gutter brackets connected to the wall is additional evidence of the time period of this house.

The 100mm blockwork extension on the rear was a later addition to the original house and thus the lean-to roof and ceiling heights are not within building regulation parameters. The roof on the extension is 2150mm at its highest point and 2000mm at the lowest point, which doesn't allow for a regulation ceiling height of 2400mm. Additionally, the inadequate slope on the lean-to roof is creating major issues from wind and rain. For this house to become habitable and to comply to the building regulations it is imperative that a new roof design is put in place.

**Diagram 2: Image (existing)**



**Diagram 3: Image (existing)**



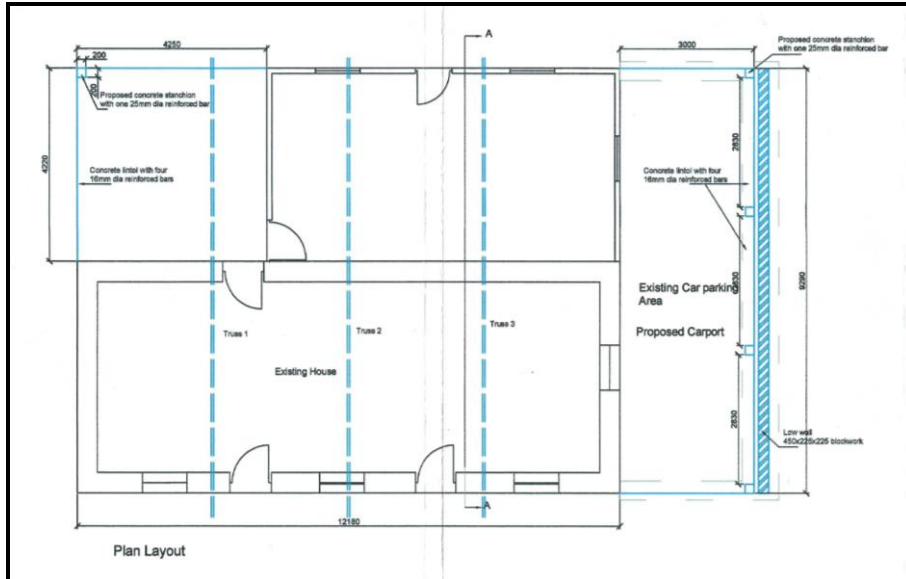
**Proposed:** The proposed carport is attached to the existing house on the south side gable, on an area that the applicant uses as a car parking space. The carport framework is constructed from 200x200mm reinforced concrete columns with a reinforced concrete ring-beam and roofed to coincide with the proposed roof for the existing house.

The proposed roof will encompass the entire house and carport under a dual pitched design with 450mm min overhang. The external walls will be raised to a height that allows the proposed roof to be positioned within the building regulation height.

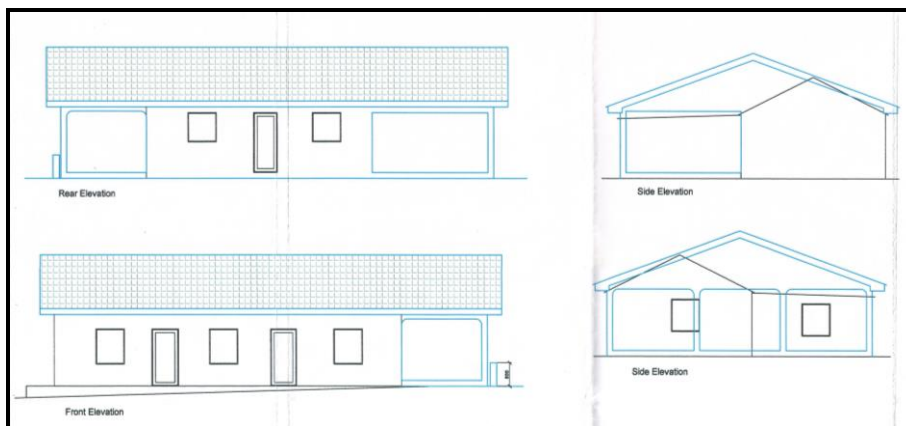
The north east corner of the house to be built up using a 200x200mm reinforced concrete column and reinforced concrete beams creating a patio and allowing for a blockwork gable to be built on top.

The proposed roof will be supported across its span by three trusses spanning approximately 3000mm apart. It is proposed to use inverted box rib metal sheeting as a roof covering and water storage tanks for collection of roof water.

**Diagram 4: Plan (proposed)**



**Diagram 5: Elevations (proposed)**



Since the development application was received the applicant also applied for Building Regulations approval. The Building Regulations were approved and approval notice clearly set out work should not commence until development permission is granted. However, the construction works on the property have commenced without development consent. Furthermore other than photographic evidence it is not possible to assess the condition of the property and impact of the development proposed in light of design and construction merit of the original building. This has

only come to light when a site visit was made to assess the development proposal. The applicant has been advised not to undertake any further works until the outcome of the development application. Given that only the external wall of the original building remains, the proposed development should be considered as new development. Whilst the building is not listed or is within a conservation area, the general area is considered as having some importance in the history of the Island, however the area is also now very much of industrial/employment uses, within which some residential properties still remain.

## **REPRESENTATIONS**

A representation was received from the Heritage Society objecting to the proposed development and consider that the property should be protected given its historical association to the area and the method of construction. It was also suggested that by simply replacing the existing roof materials and keeping the roof design, would retain the original character of the old house. The representation also raises concern that character of the Rupert Hay Town Houses are being lost through unsympathetic alterations.

As stated, the building is not protected by any listing and neither is the building within a designated conservation area. Whilst all old building or buildings in areas of some historic importance have some significance in the historical development and heritage of the area, it is not possible to preserve and/or conserve them all. The building subject of this development application may not be the best example of a number of other similar building. There are other similar buildings that are afforded protection.

## **OFFICERS COMMENTS**

While this house might look old because of its style, low roof and small windows and might resemble buildings that are under protection ordinances, the materials of the building structure is evidence that this house was built in later years, with its 100mm concrete blockwork, six pane steel windows and corrugated iron roof.

The proposed roof change are for two reasons, primarily, due to the fact that the existing design layout is creating major issues from wind and rain. The fall on the lean-to section is inadequate. Therefore, just changing the roofing materials only, will not solve these issues.

Secondly, changing the roof and reinstating it at the same height and level will not be in compliance with the current building regulations. The existing roof at its lowest point is 2000mm from ground level which makes the height from the finish floor level even less. To comply with building regulations the dwelling will need a ceiling height

of 2400mm from the finish floor level, thus requiring the roof to be at least 2600mm from the finish floor level at the point of the eaves.

If the roof on the proposed carport becomes a lean-to it would make that part of the house look like an afterthought extension. Encompassing the entire development under the one pitched roof creates an appearance of a new build.

As far as the character of the Ruperts houses, this house finds itself in-between properties with completely different roof designs. To the north there are four stone and mud buildings with mono pitched roofs and two modern bungalows with dual pitched roofs. The adjacent property and the one next to it to the south, both have dual pitched roofs and portrays a bungalow type appearance.

The Land Development Control Plan (LDCP 2012-2022) Coastal Zone policy CZ.3f states: *"in all cases where the development includes the construction of buildings, any buildings which are visible from any other building forming part of the development, or **visible from any existing building within 250m, shall be laid out and designed in their form, proportion, scale, details, external materials and landscaping such that they demonstrate a coherent form of development with such other building;**"*

## **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:

- CZ3 f) - *"in all cases where the development includes the construction of buildings, any buildings which are visible from any other building forming part of the development, or visible from any existing building within 250m, shall be laid out and designed in their form, proportion, scale, details, external materials and landscaping such that they demonstrate a coherent form of development with such other building;"*
- 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.*
- *I21.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.’*

## **OFFICER’S ACCESSMENT**

For the preservation of this property and to comply with the current building regulations, it is imperative that the existing roof be changed and redesigned.

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In line with the coastal zone policy regarding a building visible from any existing building within 250m, the policy states clearly that the building be laid out and designed in their form, proportion, scale, details, external materials and landscaping such that they demonstrate a coherent form of development with such other building;”

Therefore, the appearance of a dual pitched roof with an overhang covering the entire building will be coherent with the surrounding buildings that are in close proximity.