

Planning Officer's Report – LDCA FEBRUARY 2020

APPLICATION	2019/67 – Proposed Construction of a Garage & Deck Extension
PERMISSION SOUGHT	Permission in Full
REGISTERED	23 rd August 2019
APPLICANT	Ivy & Phillip Newman
PARCEL	JT100050, JT100051
SIZE	0.015 & 0.23 acres (64 & 976m ²)
LAND OWNER	Ivy Newman & Robert Constantine
LOCALITY	Brewery Yard, Jamestown
ZONE	Intermediate Zone
CONSERVATION AREA	Jamestown Conservation Area
CURRENT USE	Residential Use
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 30th August 2019▪ A site notice displayed in accordance with Regulations.
EXPIRY	13 th September 2019
REPRESENTATIONS	One Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Water Division	No Objection
2. Sewage Division	No Objection
3. Energy Division	No Objection
4. Fire & Rescue	No Response
5. Roads Section	No Objection
6. Property Division	No Response
7. Environmental Management	No Response
8. Public Health	No Response

9. Agriculture & Natural Resources	No Response
10. St Helena Police Services	Not Consulted
11. Aerodrome Safe Guarding	Not Consulted
12. Enterprise St Helena (ESH)	No Objection
13. National Trust	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is situated within the Brewery Yard, Jamestown. This area falls within the Intermediate Zone and the Jamestown Conservation Area.

Diagram 1: Locality



THE PROPOSAL

The application site traverses over two parcels of land, the applicants and the neighbouring land owner, where written consent was submitted. The proposal is to remove a section of wall and concrete steps, and construct a garage with deck. This will involve some minor excavation works in order to get the garage floor level as close to the existing ground level of the access service road as possible. The garage will measure approximately 27m² and be situated directly beneath the existing kitchen

and dining room. The existing window in the kitchen will be removed and widened to form a French door, which will lead onto the roof of the proposed garage. The walls and roof will consist of concrete blockwork. The windows proposed will match those in terms of colour and style of the existing PVC windows, which will be dark grey. Railings will be installed around the perimeter of the deck to ensure safety of the users. There is also improvements to the existing access as a result of the garage, which will be addition concreting of an additional section of the driveway.

Diagram 2: Existing Site



Diagram 3: Existing Front Elevation

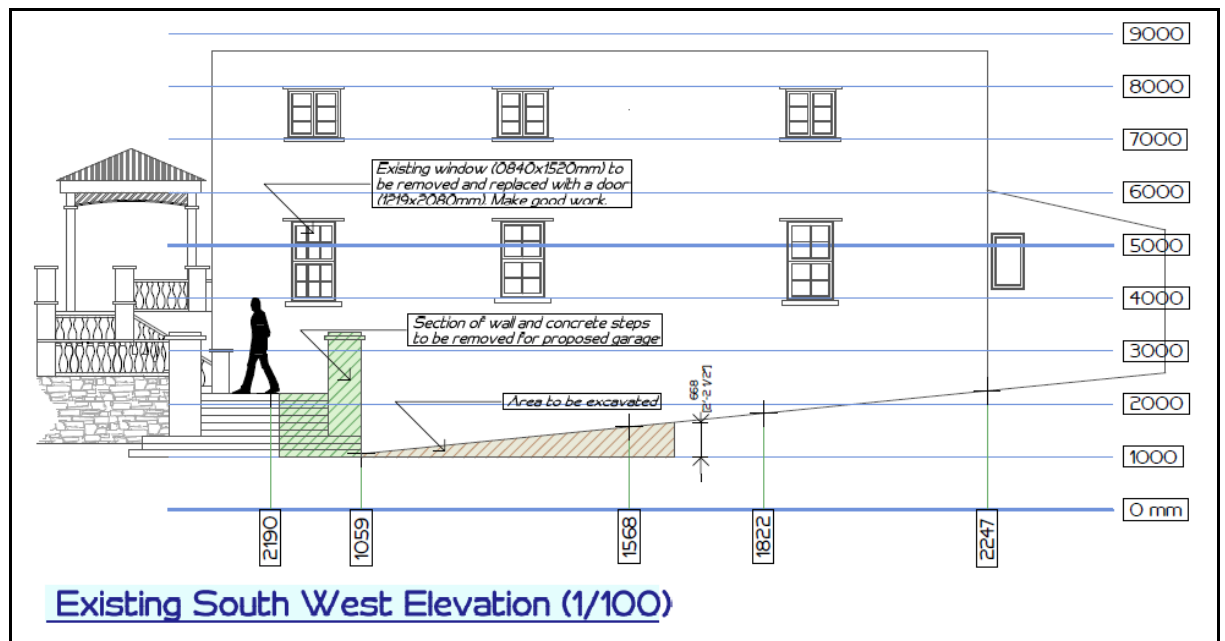
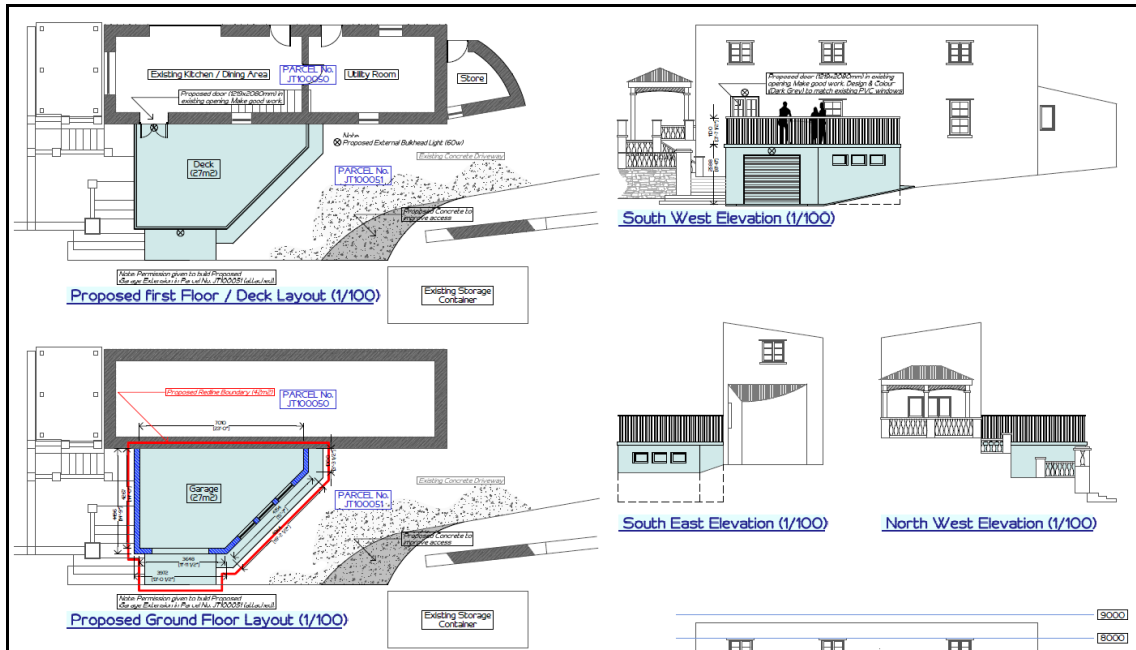


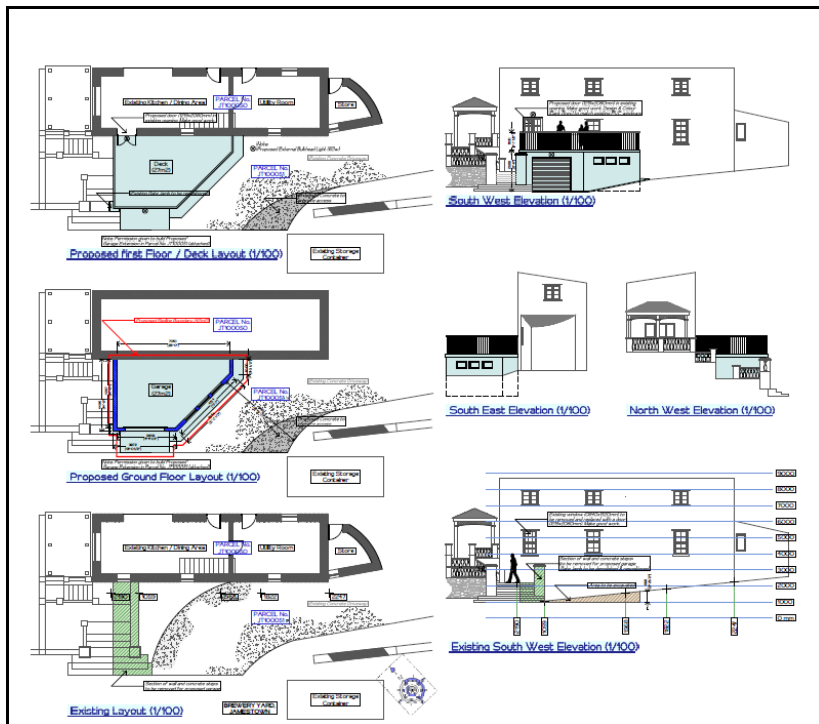
Diagram 4: Proposed Garage & Deck



Based upon this design, it was of the officer’s opinion that the garage would negatively affect the setting as a result of removing the existing pillar. Alternative designs was suggested on a site visit with the applicant, however due to limited space available it is not possible to re-position the garage further south.

Nevertheless a revised drawing was submitted, which included rebuilding the pillar on the corner of the garage.

Diagram 5: Revised Drawing



REPRESENTATION

Representation was received from a neighbour, *property owner of "Uricked" (plot number JT100014)*, who has no objection to the proposed application, which he feels would enhance and improve the Brewery Yard, however has few concerns arising from the proposal as follows:

- *vehicular access to the garage and property, by way of an existing right of way driveway, would be restricted in its width and angle of turn at the start of the driveway;*
- *application shows a proposed extension of the driveway with concrete to improve access, however, it does not stipulate any measurements, and would request that amended plans of the driveway width and the "improved access" be submitted with actual measurements to determine the ease of access proposed to plot number JT100014, improve and widen the existing driveway and allow continued vehicular access and more importantly access for emergency vehicles;*
- *in respect of section 7(b), of the application, in relation to the question "Is there a new or altered vehicle access proposed", the box is ticked "No", when in fact, it should be ticked as "Yes".'*

Officer Assessment: It is considered that the width of the access measures approximately 5.5m, therefore there are no access restriction or concerns with accessibility and existing right of way into the driveway for emergency vehicles.

C. PLANNING OFFICER'S STATEMENT & RECOMMENDATION

The proposal complies in terms of the following policies:

- Intermediate Zone Policies
- Built Heritage Policies

The area has been impacted upon by new development over the years. A prime example being the new build behind the existing property, as well as various extensions to the side. The developer now wishes to have a convenient and safe location to store their vehicle and personal goods. Based upon the location of the house, this is the only convenient area for such a proposal. The garage roof will also act as a deck for the property, where it will serve as an outdoor living space; something that the property currently does not have. The alteration to the existing property to remove the existing window and form a door is not considered detrimental, as the existing windows are currently grey PVC on the ground floor. As compensation for the loss of window the design of the door will somewhat match the existing windows. Overall the development complies in terms of scale, proportion, details and external materials to surrounding development and can be supported.