

Planning Officer's Report – LDCA JULY 2020

APPLICATION	2020/16 – Proposed Construction of a Double Garage and Covered Area Extension to the Existing House
PERMISSION SOUGHT	Permission in Full
REGISTERED	12 th February 2020
APPLICANT	Michael Thomas
PARCEL	HTH1247
SIZE	0.39 acres (1613m ²)
LAND OWNER	Michael Thomas
LOCALITY	Upper Cow Path, Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing Residential House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 14th February 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	28 th February 2020
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted

10. Aerodrome Safe Guarding	Not Consulted
11. Enterprise St Helena (ESH)	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. DEVELOPMENT DETAILS SUMMARY (approximate / rounded figures)

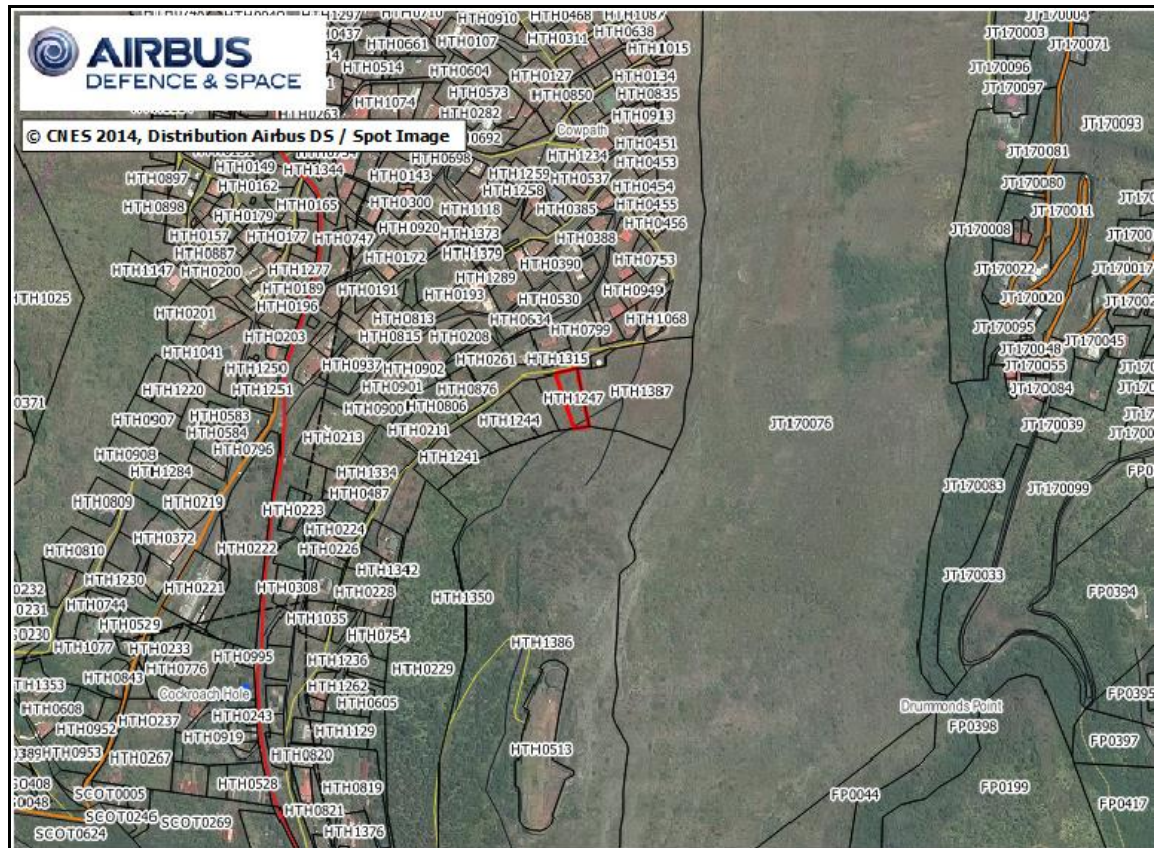
Parcel HTH1247	:	1613m ²
Existing Dwelling Footprint	:	82m ²
Proposed Extension Footprint	:	51m ²
Proposed Garage Footprint	:	45m ²
Plot Coverage	:	11%

C. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is in Upper Cow Path, Half Tree Hollow. The site is designated within the Intermediate Zone and not in any proposed conservation areas.

Diagram 1: Location Plan



THE PROPOSAL

The request is for full development permission to re-align the existing access to the property, whilst forming a second platform to construct a single garage and ramp onto the platform above to access the dwelling house. This will create an embankment in front of the existing house of approximately 3m in height. The garage will be constructed on the western side of this platform, where it will measure approximately 45m².

The external walls and roof will be of concrete blockwork. The roof will serve two purposes, where it will also be used as an outside seating area. Access from the bottom platform will be via a proposed ramp.

Secondly the applicant proposes an extension to the existing house, where they wish to add a covered area on the eastern gable end. The footprint will measure approximately 51m², where it will consist of rendered concrete blockwork and IBR roof sheeting. A small standalone WC will be in the confines of the covered area. The proposed ridge height will not exceed the existing house. No excavation is needed to accommodate this proposal.

Diagram 2: Site Plan & Section

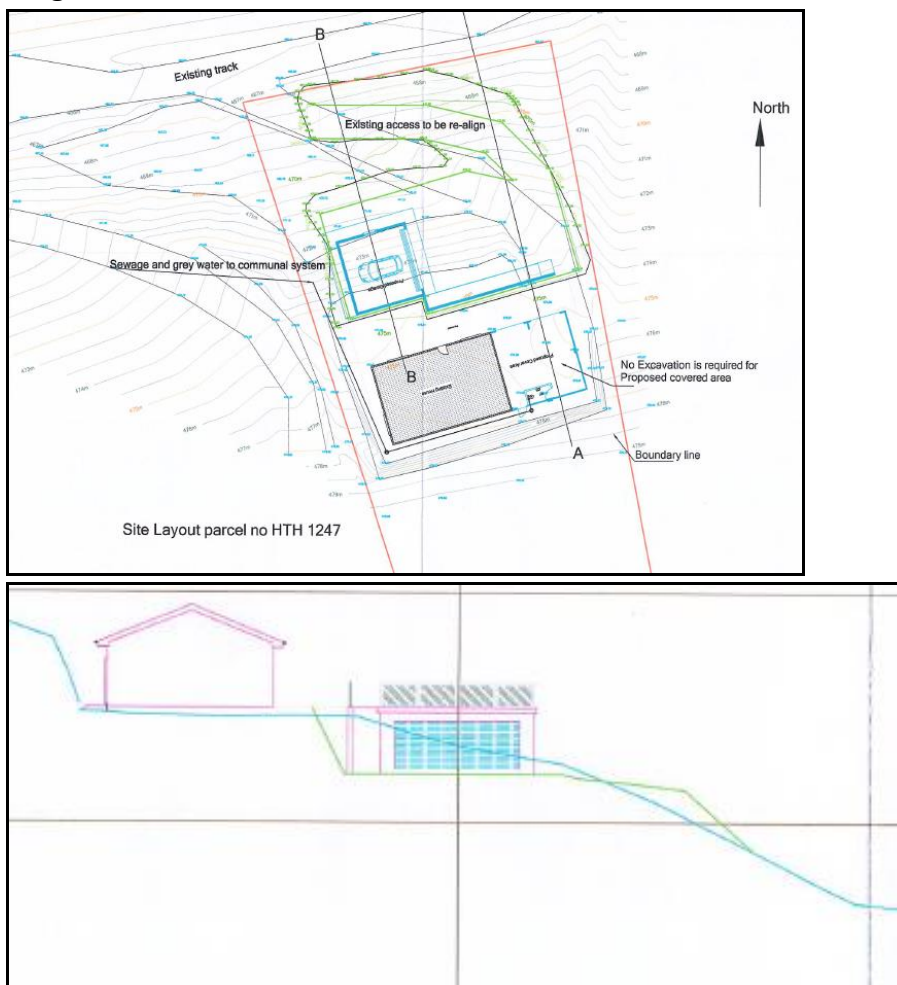


Diagram 3: Proposed Floor Layout

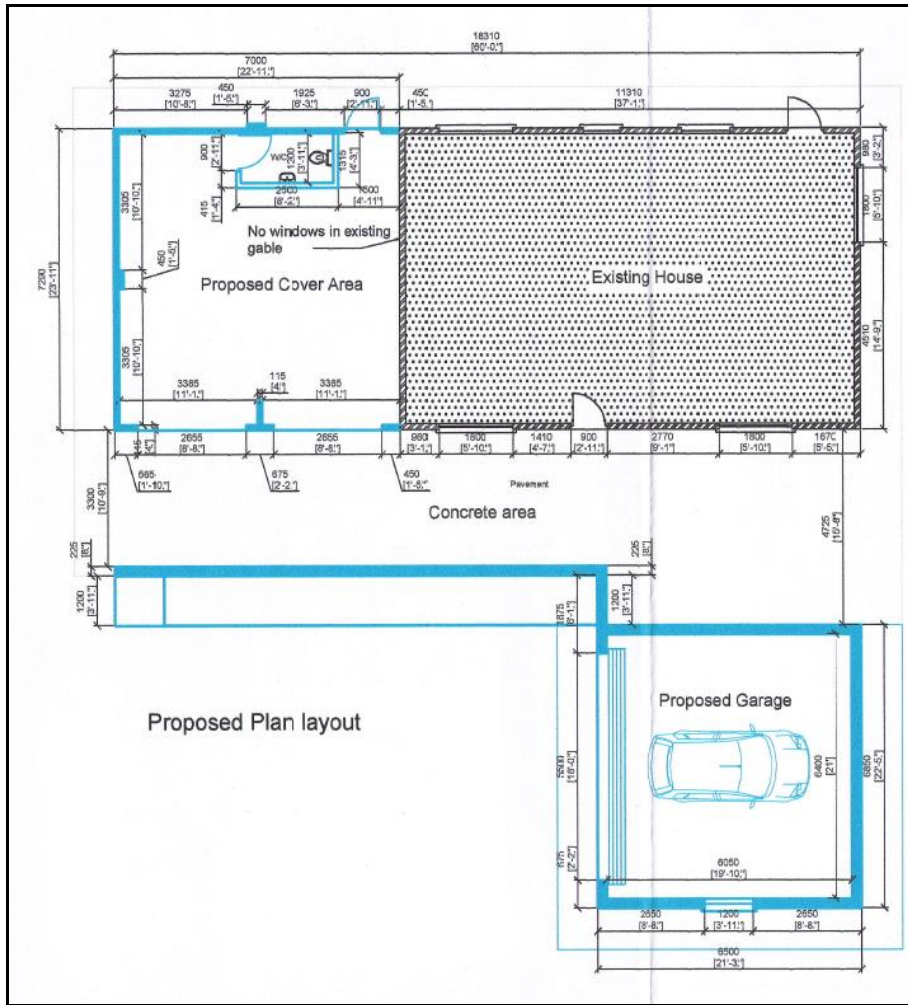
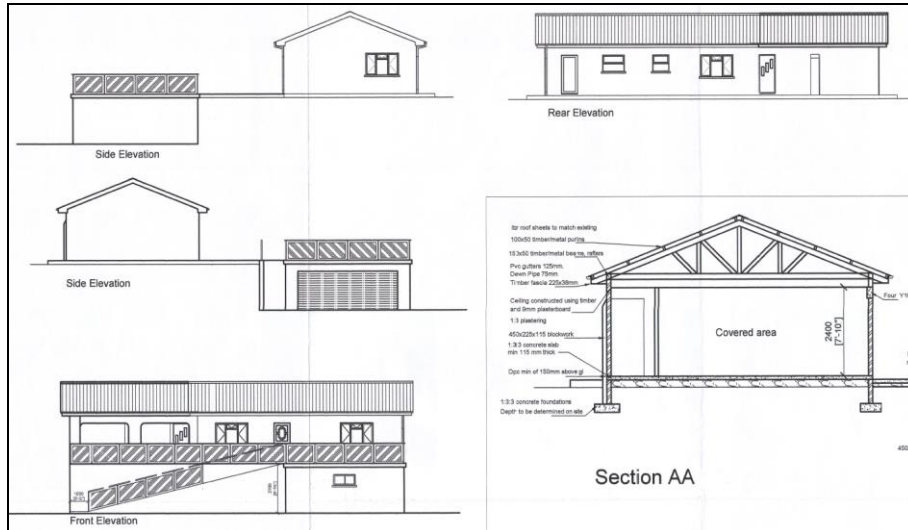


Diagram 4: Proposed Elevations



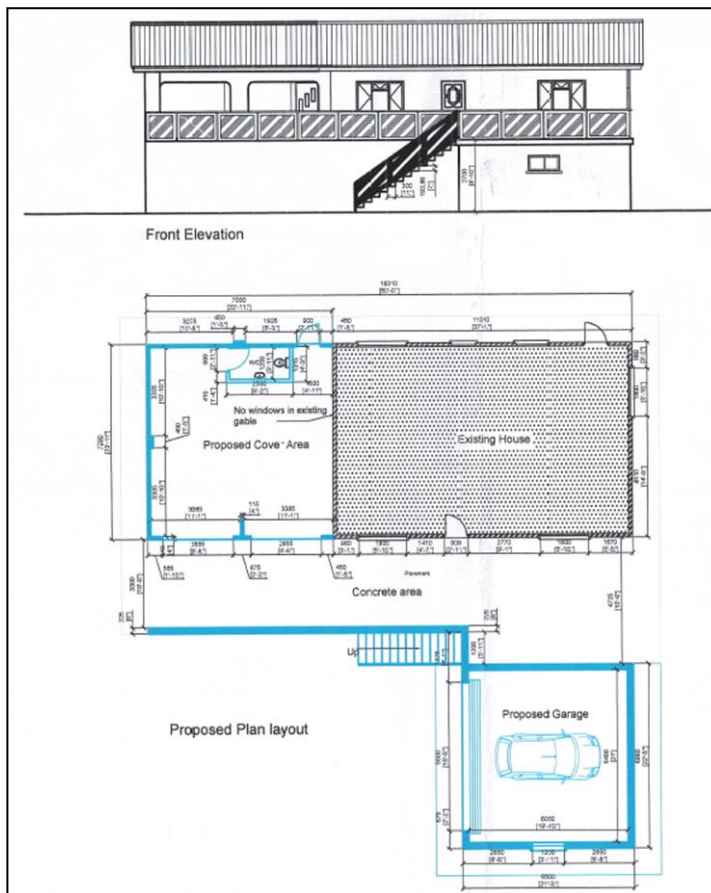
After consultation with the Building Inspectors, it was found that the ramp onto the platform, where the dwelling is situated did not meet building regulations requirements. As a result of this, the applicant was requested to consider an alternative means of access. Revised drawings were received, where the applicant has

now proposed a staircase. This proposal now falls in accordance with the building regulations.

Diagram 5: Revised Site Plan



Diagram 6: Revised Floor Layout & Elevations



POLICY CONSIDERATION

The proposed development is assessed against the LDCP Policies set out below:

- Intermediate Zone: Policies IZ1 (a, b, f, g and h)
- Road and Transport: Policies RT1 (c and d), RT3 and RT7
- Sewerage and Storm Drainage: Policies SD4 & SD7

OFFICER ASSESSMENT

In assessing the application for re-alignment of the access road, currently the access stretches a considerable distance to reach the existing dwelling. As a result of the proposed platform to be created for constructing the garage, the road will need to be re-aligned to carry out cut and filling on the site. This will alleviate the issue of a relatively steep gradient over a longer distance. In terms of the proposed covered area, this area will utilise existing space on the platform next to the existing house. This will be constructed at the same ridge line as the existing house; pitching from south to north, this ensures a uniformed appearance of the building when viewed from all elevations. The proposed garage roof will be a concrete slab, where it will act as a hardstanding area for the above platform that can be used as a sitting out area by the occupiers. A balustrade system will be incorporated across the top platform across to the garage and external stair case. Overall the proposals are compliant in terms of their siting, scale, proportion, external materials and therefore can be supported.