

Planning Officer's Report – LDCA JULY 2020

APPLICATION	2020/47 – Proposed Extensions to Existing House to form a Bedroom, Patio and Garage
PERMISSION SOUGHT	Permission in Full
REGISTERED	11 th June 2020
APPLICANT	D Robbertse
PARCEL	AF0371, AF0375, AF0376
SIZE	0.69 acres (2792m ²)
LOCALITY	Two Gun Saddle, Alarm Forest
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 12th June 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	25 th June 2020
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

- | | |
|------------------------------------|---|
| 1. Sewage & Water Division | No Objection |
| 2. Energy Division | No Objection - Application required for an electrical installation test if the original installation has been altered or modified |
| 3. Fire & Rescue | No Response |
| 4. Roads Section | No Response |
| 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. PLANNING OFFICER'S APPRAISAL

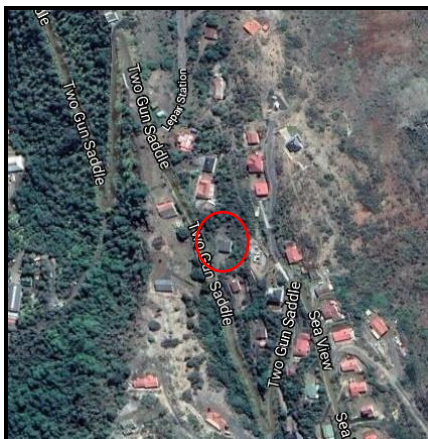
PLANNING HISTORY

A Development application was submitted in February 2020, referenced 2020/14, for this property. The proposal included an extension to the ground floor and addition of a second floor on a section of the dwelling. This was subsequently refused by the Land Development Control Authority as the proposed design of the extension did not respect the design and character and was considered to be over powering for the original building and therefore contrary to the objectives of the Policy IZ.1 (a), (b) in that the scale, layout and proportions of the proposed development is not coherent with the original building.

LOCALITY & ZONING

The application site is situated within the Two Gun Saddle area of Alarm Forest, adjacent to and above the main road leading from Button-Up Corner to Sea View. The site is designated within the Intermediate Zone.

Diagram 1: Location Plan



THE PROPOSAL

The site, parcels AF0371, AF0375 & AF0376 are approximately 2792m². There is an existing house, which was constructed approximately over thirty years ago. The house is of a basic bungalow design. The request is to construct a double carport on the

southern gable end. Extend a covered area to the west of the verandah to form a larger covered patio area. Lastly extend on the northern gable end to form a master bedroom with en-suite, walk in wardrobe and utility room. A north and west facing verandah will provide some form of weather protection for the proposal, as well as some outdoor living space. Access to the utility room will be from the existing kitchen.

The existing septic tank will be demolished and re-constructed further north on the site, to ensure compliance with the building regulations. The overflow will then be connected into the existing communal system along the main road. Excavation will be undertaken on-site to accommodate the proposals.

Diagram 2: Site Plan

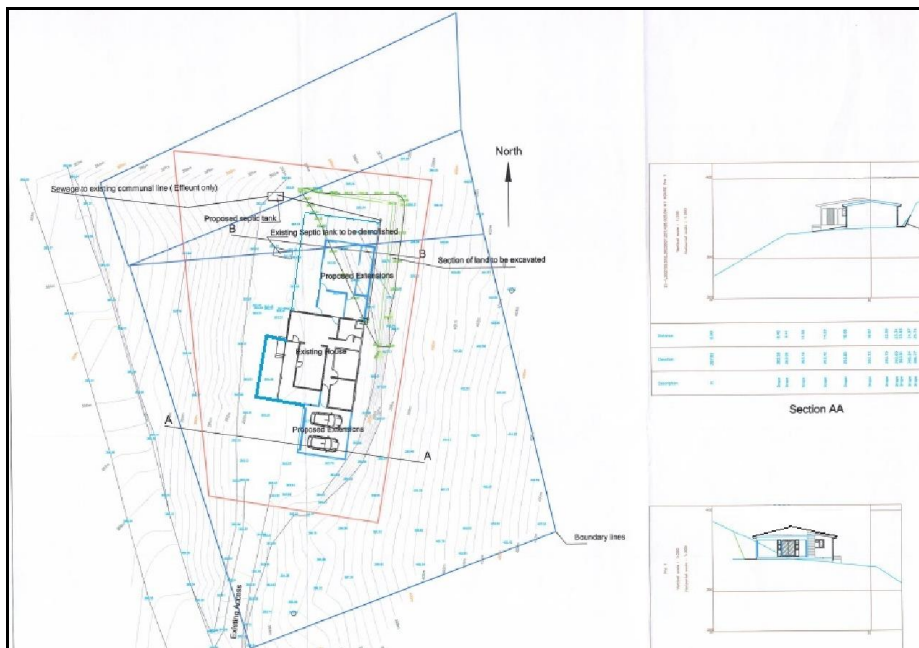


Diagram 3: Proposed Floor Layout

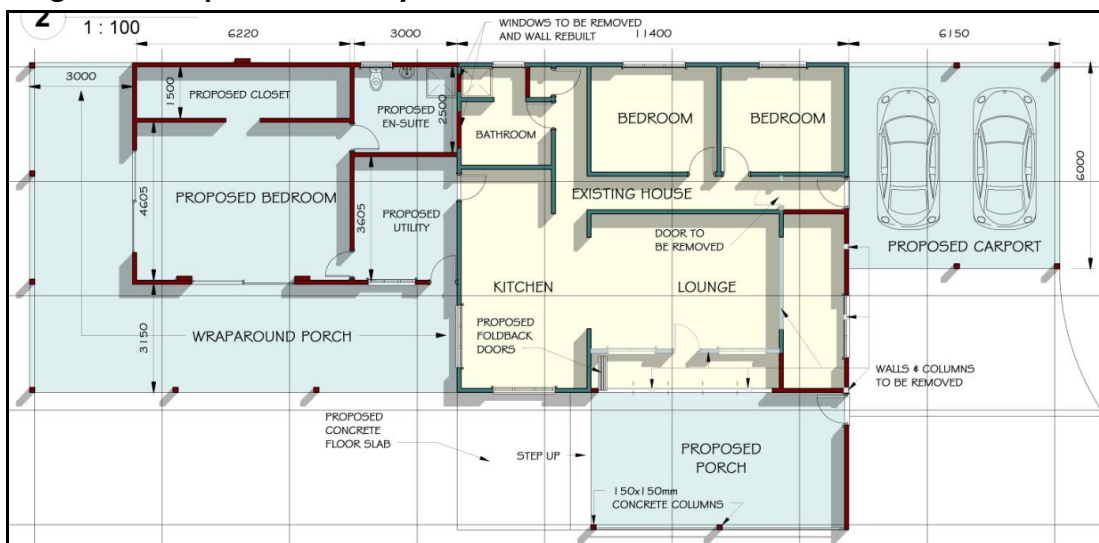
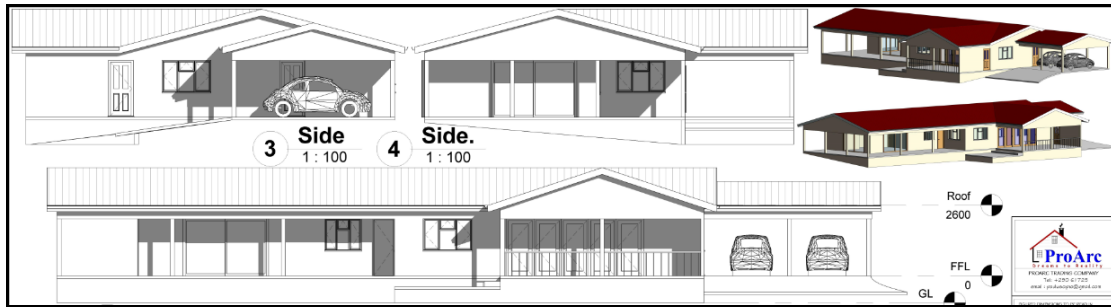


Diagram 4: Proposed Elevations



POLICY CONSIDERATION

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

- Intermediate Zone: Policies IZ1 (a, b, f, g and h)
- Housing: Policy H9
- Water: Policy W2
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7
- Road and Transport: Policies RT1 (c and d), RT3 and RT7

OFFICER ASSESSMENT

The proposal in terms of siting and its orientation will remain consistent with that of the original building as well as surrounding properties, facing a west to north westerly direction. The extension to the north will be constructed as such, that it will follow the existing ridgeline, which will result in the extension not seeming as an ‘afterthought.’ Materials to be used are consistent with that of the existing house and will render a similar finish. Overall this proposal complies with the Intermediate Zone policies, by ensuring the development is not detrimental to the existing or neighbouring amenity.