

Planning Officer's Report - LDCA NOVEMBER 2020

APPLICATION	2019/44 – Extension to form a Double Storey Extension to the Existing House to form a Bedroom with En-suite & Balcony, Dining Room, Patio, Utility Room and Walk in Wardrobe
PERMISSION SOUGHT	Permission in Full
REGISTERED	28 th May 2019
APPLICANT	Brian Paul Fuller
PARCEL	FP0209
SIZE	0.47 (1944m ²)
LAND OWNER	Brian Paul Fuller
LOCALITY	Sea View, Alarm Forest
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 30th May 2019▪ A site notice displayed in accordance with Regulations.
EXPIRY	14 th June 2019
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

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|--------------------|---|
| 1. Water Division | No Objection |
| 2. Sewage Division | No Objection |
| 3. Energy Division | No Objection - Application will be required for retest of the electrical insulation for the modification/alteration of the original installation. |
| 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. DEVELOPMENT DETAILS SUMMARY (approximate / rounded figures)

Parcel FP0209	:	1944m ²
Existing House Footprint	:	117m ²
Extension Footprint	:	44m ²
New Building Footprint	:	161m ²
Plot Coverage	:	8%
Apex Height	:	7.1m

C. PLANNING OFFICER'S APPRAISAL

LOCATION & ZONING

The application site is situated within an area known as Sea View, along the lower side (west side) of the main road approximately 275m south of the sharp road bend (Two Gun Saddle and Sea View). The site is located within the Intermediate Zone and has no Conservation area restrictions.

SITE LAYOUT

The land parcel measures a modest 1944m² with access to the plot descending from the main road onto the site from north to south. The land slopes from east to west, with the existing house being situated on the eastern side of the plot. The existing embankment measures approximately 5m vertically with a retaining wall in situ. Currently an existing standalone shed is situated on the northern end of the existing house, where it will be demolished to accommodate the proposed extension.

THE PROPOSAL

The proposed development consists of a double storey extension to the north of the house. The ground floor will be extended with an opening from the existing kitchen into the proposed dining area. A utility room is proposed alongside the dining area, as well as a verandah on the front elevation. The staircase from the dining area will form onto the first floor, which consists of a spacious bedroom with en-suite, walk in closet and balcony. The external and internal walls will be made of concrete blockwork, and

roof coverings made of IBR sheeting. Although no colour has been indicated, this will be conditioned accordingly with the policy.

Access to the site will remain as is, with sufficient space for parking and on-site manoeuvrability. No excavation is proposed for the development.

Water and electricity infrastructure is already connected to the existing property. The disposal of sewage has been proposed via the existing septic tank and soakaway arrangement on site. Rainwater will be connected to a proposed water storage tanks.

POLICY FRAMEWORK

The LDCP policies that apply this development are:

- Intermediate Zone Policy: General Conditions of Primary Policy IZ1
- Sewerage Disposal Facilities / Infrastructure: IZ (g) (i), SD1, SD4 & SD7
- Water Security / Re-use of Rainwater: IZ (g) (ii), W2
- Parking Spaces: RT7
- Energy Policy: E8
- Roads: RT3
- Colour of Roof Policy (Annexure 9)

OFFICER ASSESSMENT - BACKGROUND

This development application was reported to the September 2019 meeting with a recommendation to refuse due to the proposed design and scale of the proposed two storey extension does not comply with the objectives of Policy IZ1 (a) and (b) in term of scale, layout and proportion and it is considered not to be of coherent form to the original building and the surrounding area and is materially damaging to the design and amenity of the existing building. It was also viewed that the design of the proposed extension to increase the capacity of the building and living accommodation can be better designed so that extension **“does not look like an afterthought”** and is in keeping with scale, mass and height of the original building.

Following the decision of the Authority, there has been discussion with the applicant and a site visit has been made to assess the impact. The view remains that the design of the building can be improved even with the restrictions and constraints of the site. One of the suggestion that would work from a design perspective was that the extension could be sited on the southern part of the site over the original house and the garages, however this the building too close to overhead power lines and would not meet the policy requirement. Relocating the power lines would be too costly. The alternative suggestion was that the proposed extension could be of a dormer roof style so that the height of the proposed extension is not as high as that of two storeys and this reduces the visual impact of the extension so it does not stand out excessively over the linear ground floor of the original building.

After consideration of the suggested alternative design options conveyed by the officers, the applicant has decided the alternative design and layout does not meet with his requirement for the proposed increase in living accommodation he is seeking and wishes to request the LDCA to reconsider his development proposal as originally made. In principle, there are no issues to allowing an extension to this residential property if the design, scale, mass and height of the development is acceptable in relation to the existing building. In considering the proposal, the main issue for concern is that: if the development was being design from the beginning would the proposed building with its extension be designed as such in terms of layout, design, mass and height and is to ensure that the proposed extension does not appears as **“an afterthought”** to the building and the extension does not become the most dominant part of the development; ie; the extension or additional to the building should remain as subservient to the original building.

This is single storey residential property of very modest size and the proposed extension is a two storey addition to this single storey building. It is considered not to be in scale with the original building due to its height and the extension will become the dominant feature of the building with large part of building being a linear single storey. The proposed extension in terms of height proportionate to the single storey building will be a dominant feature.

Having considered the development location within the wider landscape, and in particular being on the lower level to main highway serving this area, the building plot is screened sufficiently by the trees and other vegetation on the boundary to have an impact in the street scene. Due to its position and with good level of vegetation on the lower slopes to the west, it is considered there is a level of screening to reduce the visual impact in the landscape and the surrounding development. The only that remains is the visual appearance within the development site itself and this has Therefore, it is considered that the proposed extension will have a negative impacts on the visual amenity of landscape.