

Planning Officer's Report – LDCA OCTOBER 2020

APPLICATION	2020/51 – Change of Roof Profile & Extension to Existing House to form a Verandah
PERMISSION SOUGHT	Permission in Full
REGISTERED	7 th July 2020
APPLICANT	Thelma Fuller
PARCEL	HTH0392
SIZE	0.12 acres (492m ²)
LOCALITY	Cow Path, Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 9th July 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	23 rd July 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 Objection
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 Response
12. National Trust	No Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is situated within the Cow Path area of Half Tree Hollow, at the apex of the road fork, therefore occupying a strategic position. The site is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



THE PROPOSAL

The plot is relatively small measuring approximately 492m². Currently there is an existing house on this plot of land. The building was initially used as Government Landlord Housing, however has now been purchased by the tenant as a freehold property.

The proposal is to construct an enclosed verandah on the north and east elevation of the building. This will provide some form of weather protection to this side of the

building. Additional glazing has been proposed on the front elevation. The east elevation will consist of the slide door and window. The west elevation will have a single door. The roof will also be raised increasing the pitch to allow for sufficient rainwater run-off, and to increase the lifespan of the sheeting.

Diagram 2: Site Plan

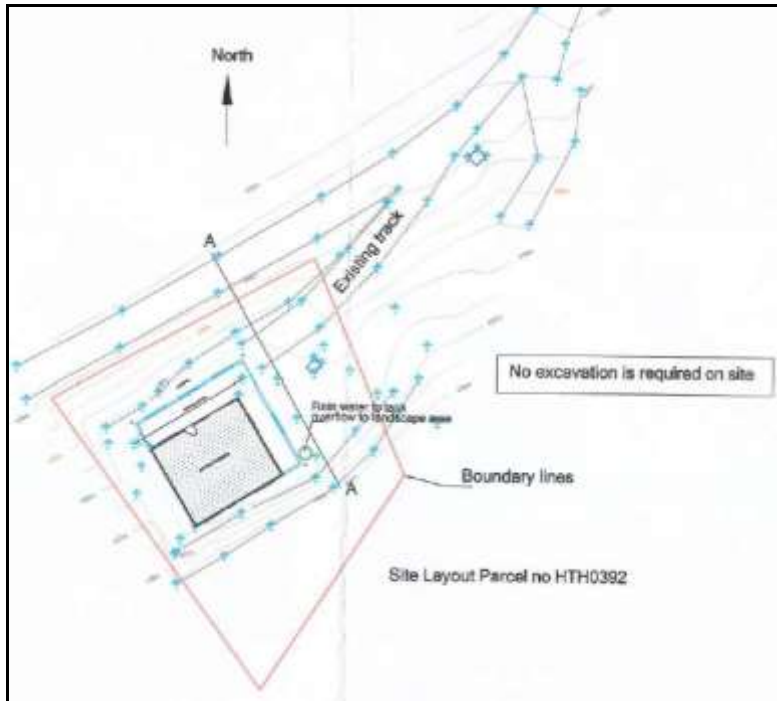


Diagram 3: Proposed Floor Layout

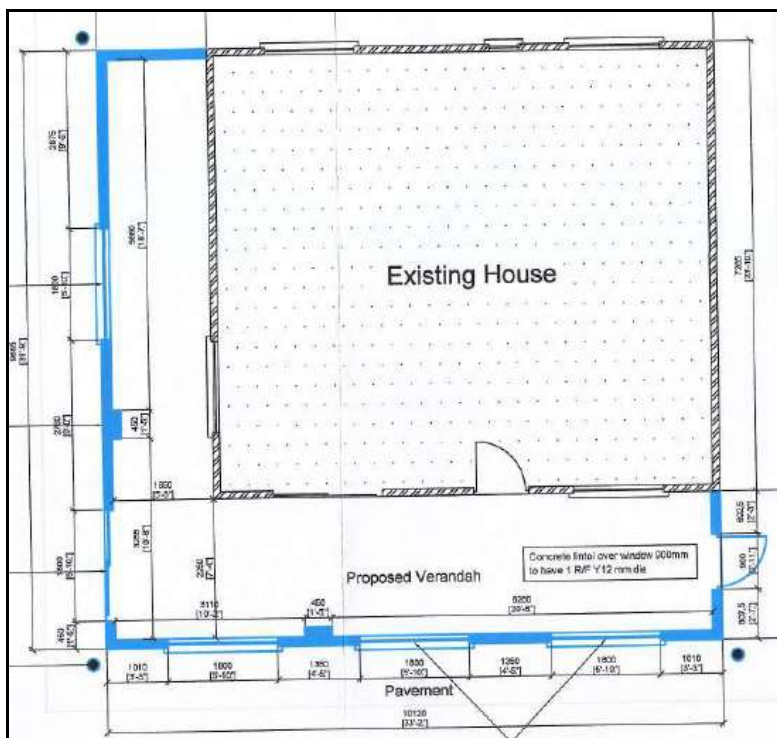
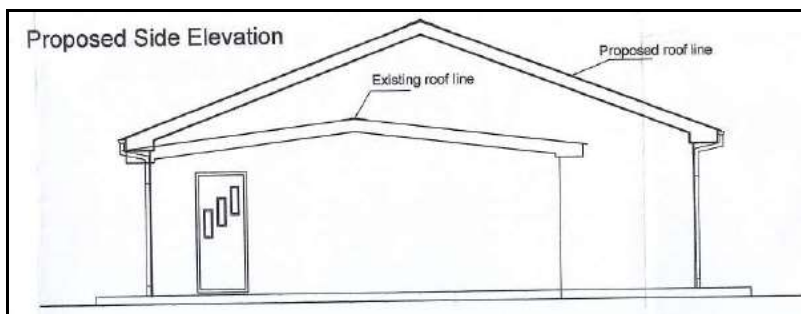
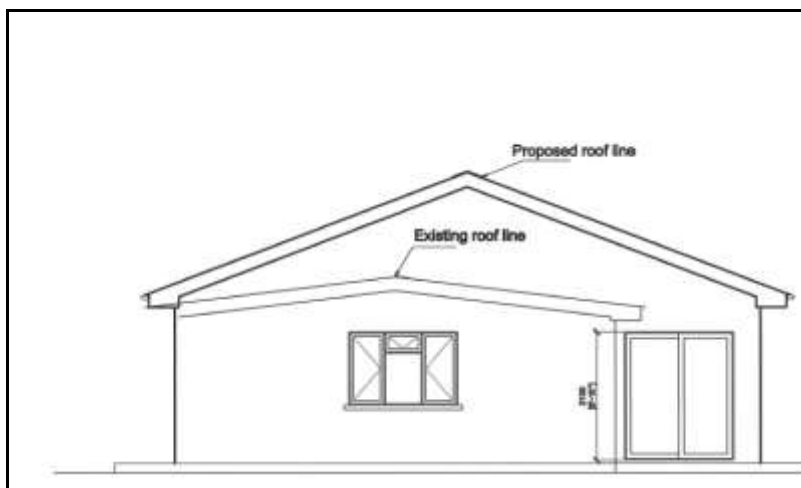
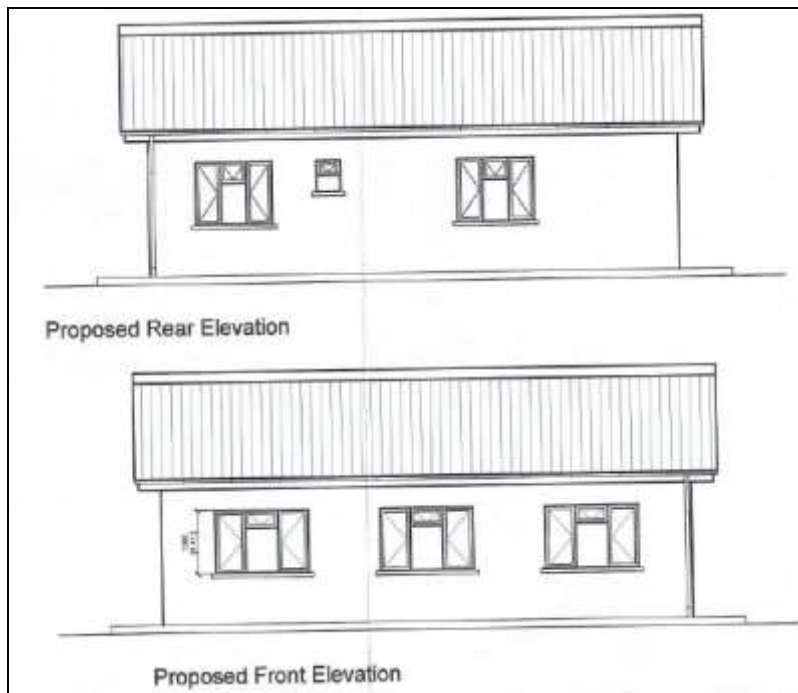


Diagram 4: Proposed Elevations



POLICY CONSIDERATION

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

- Intermediate Zone: Policies IZ1
- Housing: Policy H9

- Road and Transport: Policies RT7

OFFICER ASSESSMENT

The proposal in terms of its appearance is uniformed with proportionate windows on the north elevation as well as the west elevation, which are aligned with the slide door. The raise in profile by building up the gables and increasing the pitch, will benefit the building aesthetically and improve the longevity of materials. The style of windows are similar to those on existing properties in the area, and is not unusual or out of character. In terms of parking, there is still sufficient space available on-site. Overall the proposal will not be detrimental to the amenity of the existing house or to the surrounding properties and therefore can be supported.