

Planning Officer's Report – LDCA OCTOBER 2020

APPLICATION	2020/52 – Loft & Garage Extension
PERMISSION SOUGHT	Permission in Full
REGISTERED	15 th July 2020
APPLICANT	Robert Scipio
PARCEL	HTH0445
SIZE	0.16 acres (659m 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">▪ Independent Newspaper on 17th July 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	31 st 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 – Storm water should not be discharged onto the main highway and should be managed correctly. Access should be maintain to a reasonable standard by the property owners. |
| 5. Property Division | No Objection - 1. Re-alignment of the track on the basis that the track will be formed/completed to a satisfactory standard |

along with water run off management,

2. Applicant to advise the proprietor of the parcel 710 – beneficiary of access out of courtesy.

3. No inconvenience caused to the proprietors adjacent to the proposed re-alignment with appropriate signage in place during construction of alignment.

6. Environmental Management	No Objection
7. Public Health	No Objection
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 Objection
13. Sure SA Ltd	No Response
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is located within the Cow Path area of Half Tree Hollow, approximately 185m east of A&D's Mini Mart and is designated within the Intermediate Zone.

Diagram 1: Location Plan



THE PROPOSAL

The plot measures 659m², where there is currently an existing three bedroom bungalow and attached garage situated on the site, measuring approximately 132m². Access into the property is currently from the main road on the east of the boundary. There is an existing low voltage line, measuring approximately 6.5m in height running through the western corner of the boundary. There is also an existing water line above the site under the existing track. This existing track will be re-aligned to allow for the additional excavation needed for access into the proposed garage. Approximately 3.5m of excavation is needed behind the house, where an embankment will be created measuring just shy of 1.1m in height.

Diagram 2: Existing House Layout & Elevations

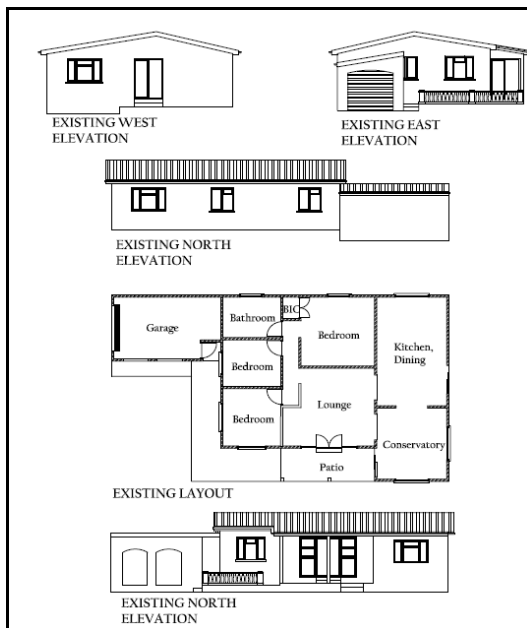
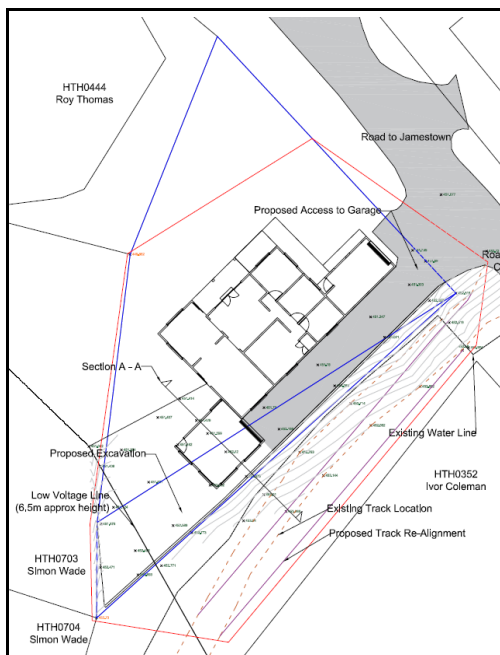


Diagram 3: Site Plan



The proposed garage will be constructed on the south western corner of the house, where it will measure approximately 27m². This will be constructed out of rendered blockwork and covered in IBR roof sheeting. The roof will be of a gable design and pitched similar to the proposed loft conversion.

In terms of the loft conversion, alterations to the ground floor will consist of converting the two bedroom adjacent to the garage into a storage area and also locating the internal staircase within this space to provide access to the upper floor. On the first floor landing this provide access all the living space. Left of the staircase will be the shared bathroom, directly in front will be one bedroom and to the right will be is the entrance into the master bedroom and closet. Beyond the bedroom is an L-shaped open planned kitchen, dining and lounge area, with separate utility room and Pantry. Bi-fold door will lead onto the balcony area, as well as an alternative French door from the balcony into the bedroom. There will also be an alternative entrance and exit onto the first floor. This will be accessed from an external stairs situated on the western elevation.

The floor area increase will cover the existing building footprint as well as the additional area that was not covered on the ground east of the patio, where additional column supported will be constructed.

The new apex height of the house will now be approximately between 7.5m – 8m due to two different ground levels. The loft conversion will be finished in PVC Cladding and roof coverings IBR sheeting. Electricity, water and sewage is already connected to the existing property.

Diagram 4: Proposed Ground Floor Layout

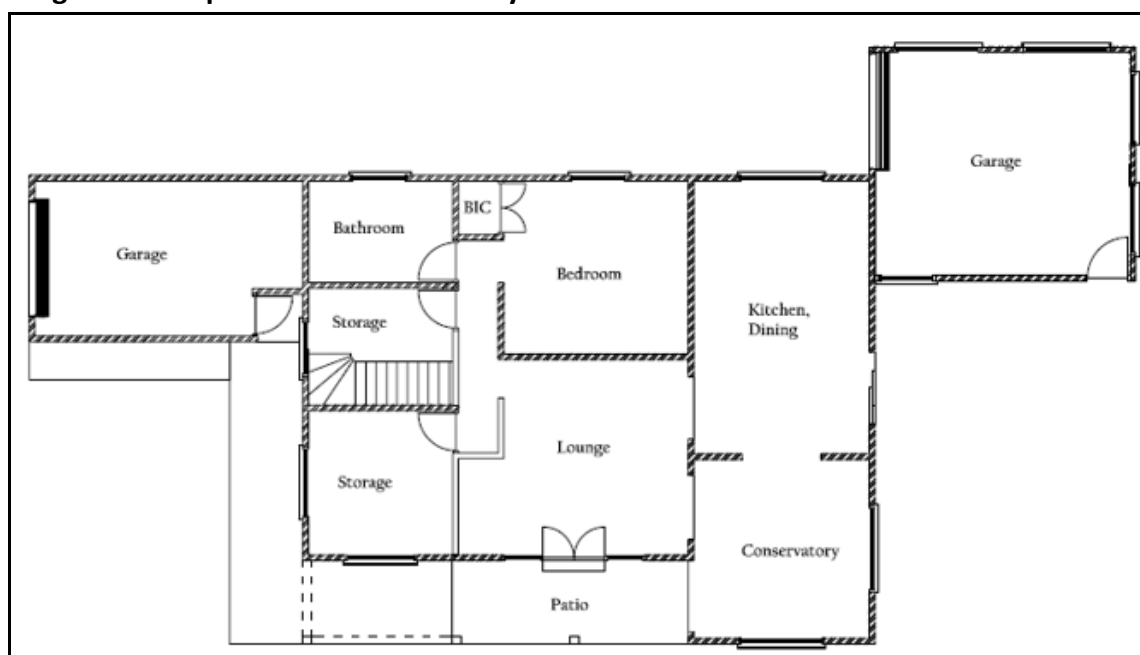


Diagram 5: Proposed First Floor Layout

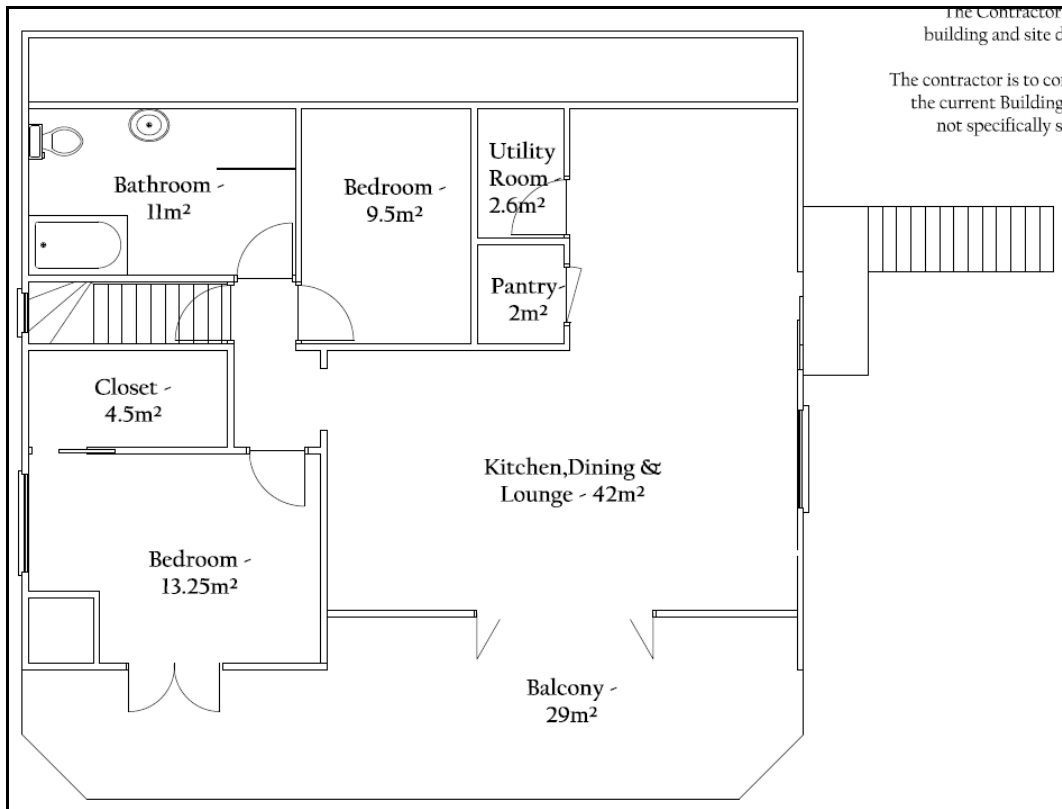
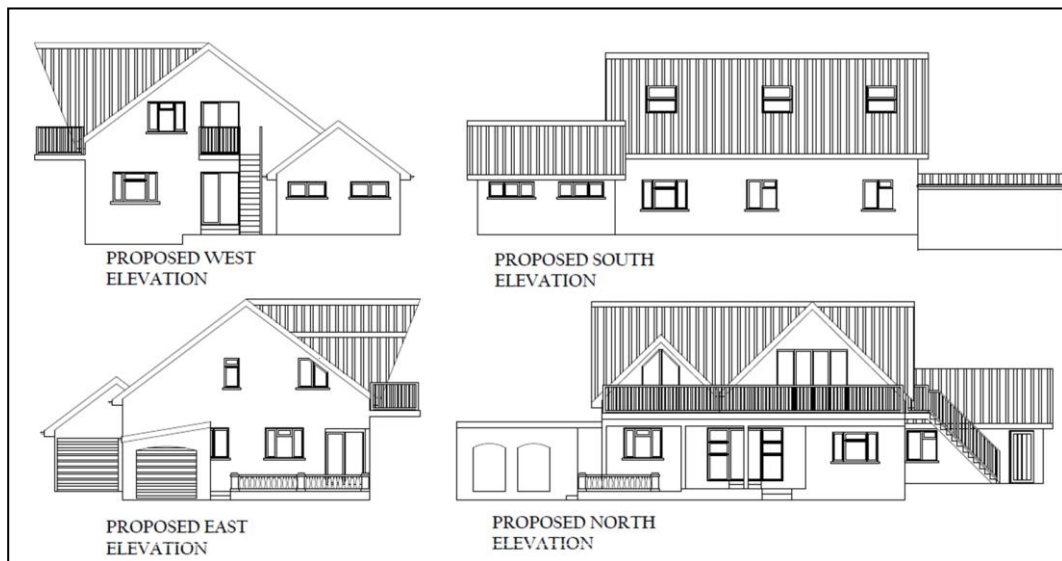


Diagram 6: Proposed Elevations



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

Report Author: Shane Williams (Planning Officer)

Authorised: Ismail Mohammed (Chief Planning Officer)

Report Date: 7th October 2020

Application: 2020/52

OFFICER ASSESSMENT

With regards to the siting and orientation of the proposals, the proposed garage will be at a slight offset to the south of the house with the entrance to the garage facing east. This configuration allows egress via the existing driveway, eliminating the need to form a second access onto the property from the west. In terms of the detailing, massing and scale of this proposal, the garage has been designed to make use of the space available on the western side of the site, as well as utilise the existing house gable wall. The building will share the characteristics from the proposed loft conversion with the same roof material, pitch and style. The windows will be proportionate on the west and south elevation ensuring a symmetrical appearance.

In terms of the loft conversion, the most prominent features will be the two dormers windows. These have been designed as such to provide a form of weather protection for part of the balcony, as well as adding character to the building. The bedroom dormer will have a slightly lower apex than the lounge; as a result of the lounge door being centralised. Otherwise to allow equal sized dormers would result in the front elevation features not being centrally aligned with the room layouts, consequently leading to an asymmetrical appearance. All new windows on the remaining elevation including the roof lights will be proportionate to one another.

Considering the impact of the development on the amenity of the surrounding properties, there will be no loss of light or privacy in relation to the neighbouring property above in the south or below to the north of the development site. Inevitably there will be some impact on the outlook for the property above, however this is not considered detrimental as there will still be sufficient light into the property.

In conclusion, developing in Half Tree Hollow is becoming more difficult due to the lack of space and land available. The concept of constructing a one and a half and two storey developments has become increasingly more popular over time. Examples of this already exist within the area leading to this particular plot, however it is about ensuring each development is carried out without adversely impacting the amenity of the area. In this case, the development meets the aims of the policies as stipulated above, and therefore can be supported.