

Planning Officer's Report – LDCA OCTOBER 2020

APPLICATION	2020/58 – Proposed Enclosed Lawn for Recreational Purposes
PERMISSION SOUGHT	Permission in Full
REGISTERED	17 th August 2020
APPLICANT	Cheryl & Morgan Morice
PARCEL	JT170072 & JT170066
LOCALITY	Constitution Hill Road, the Briars
ZONE	Intermediate
CONSERVATION AREA	Jamestown Conservation Area
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 20th August 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	3 rd September 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. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is located just beneath Corner Wall on Constitution Hill Road. The plot is designated within the Intermediate Zone and proposed Jamestown Conservation Area.

Diagram 1: Location Plan



THE PROPOSAL

A site visit was carried out prior to the submission of this application, where the applicant had requested to carry out these works. These works would generally be considered permitted development, however as the plot was situated within the proposed Jamestown Conservation Area, this initiated the need for an application. The proposal is to construct a block wall measuring approximately 11 – 12m in length, width of 4 – 4.5m and a height of 1.2m. This will form an enclosure, where hard-core and top soil will be placed inside and consolidated. A timber fence will then be erected around the enclosure to provide privacy as well as protection when the area is in use. The purpose of this proposal is to have some form of outdoor area for leisure, as currently there is no outside seating area for the property. The location for this proposal is on the north side of the existing house, inside of the existing driveway. The

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 RT7

OFFICER ASSESSMENT

In assessing this development, the key consideration is the potential impact of the proposed alterations on the streetscene with the fencing. The proposal will improve the amenities for the dwelling by providing private enclosed space for the occupiers. With regards to parking on-site, the proposal will reduce the length of the driveway and the area for parking however there is sufficient space for two off-road parking spots to be available. Furthermore the design will still allow pedestrian access from the driveway. The application site is situated within the most southern edge of the proposed Jamestown Conservation Area, the house is a modern development, where the proposal does not have any impact on any historical setting or structures. Overall the proposal will not detract from the appearance of the existing building nor impact on any of the existing or neighbouring amenities, therefore can be supported.