

Planning Officer's Report – LDCA DECEMBER 2020

APPLICATION	2020/80 – Proposed Alterations to Existing House & Loft Extension
PERMISSION SOUGHT	Permission in Full
REGISTERED	2 nd October 2020
APPLICANT	Craig Scipio
PARCEL	HTH1307 & HTH0917
SIZE	0.29 acres (1223m ²)
LOCALITY	Nr Harlyn, 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 9th October 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	23 rd October 2020
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

	Comments
1. Sewage & Water Division	
2. Energy Division	No Objection – If the original electrical installation is modified/alterd the original certification will no longer be valid.
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 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 in Half Tree Hollow, approximately 100m south west of Harlyn and is designated within the Intermediate Zone. There are no conservation restrictions.

Diagram 1: Location Plan



THE PROPOSAL

The parcels combined area is 1223m², where there is currently an existing bungalow. Access into the property is obtained from the main road south west of the site. The layout comprises a patio, kitchen, two bedrooms, shared bathroom, two storage areas and an attached garage

Diagram 2: Site Plan

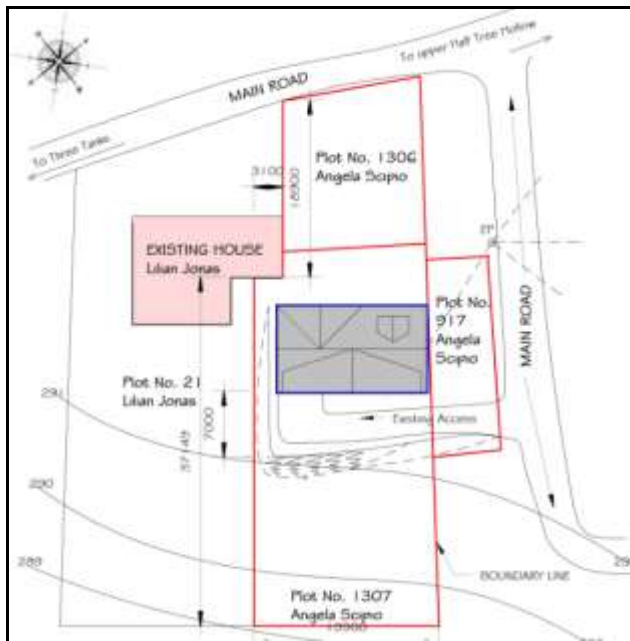


Diagram 3: Existing House Layout

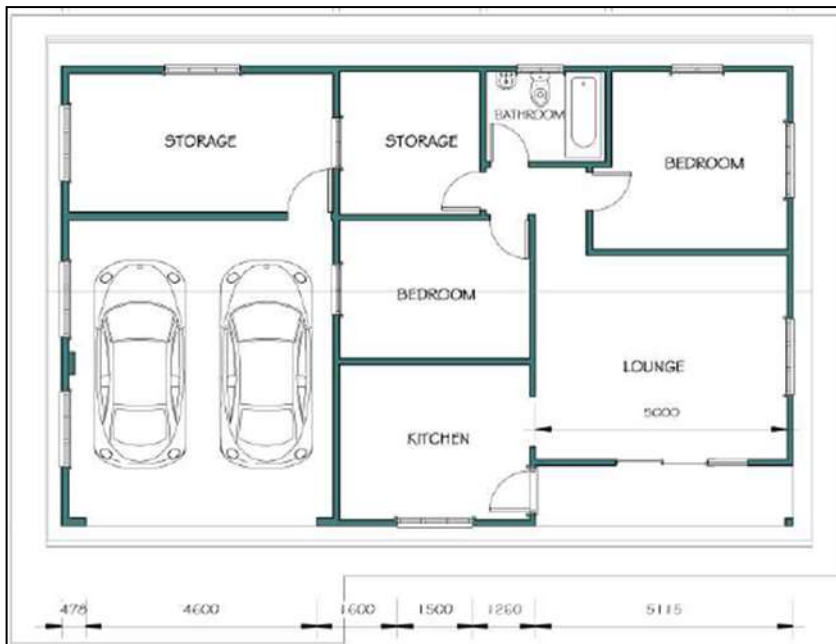


Diagram 4: Existing Elevations



The proposal is to extend the property through loft conversion, which will also entail alterations to the ground floor. The applicant proposes to open up the existing kitchen into the existing bedroom and convert the room into a dining room. An opening will also be created from this room into the lounge, forming a partially open planned living space. A spiral staircase is proposed in the storage room adjoining the garage, where it will lead into the new first floor in the loft.

Diagram 4: Proposed Ground Floor Layout



The first floor will comprise an open planned kitchen, dining and lounge area, large master bedroom, closet, bathroom and balcony. The walls of the loft will be made from timber frame and cladded in PVC, and the roof will be IBR sheeting. The new apex height of the house will now be approximately 6.5m. Electricity, water and sewage is already connected to the existing property.

Diagram 5: Proposed First Floor Layout

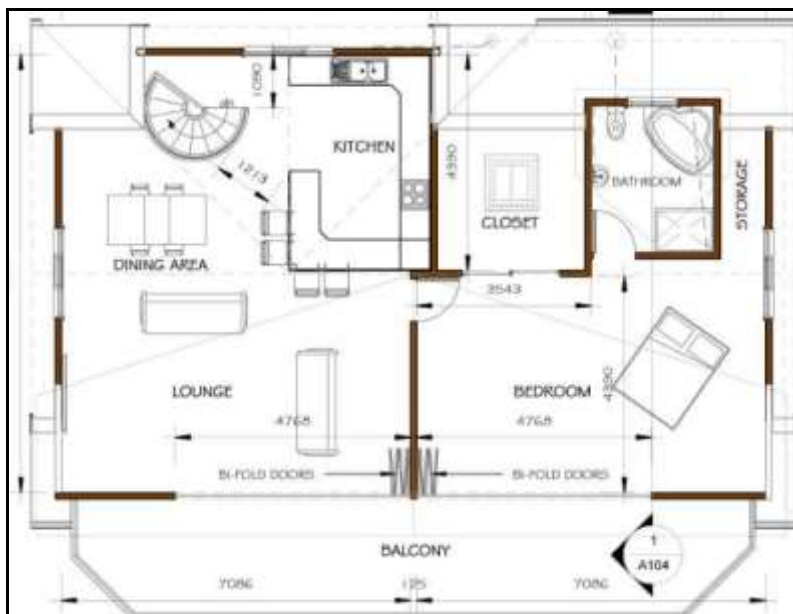


Diagram 6: Proposed Elevations



There was no representation or objections from stakeholders, however comments was received from Connect Water & Sewerage Division, where the following comment was made:

‘In determining the application for planning permission, consideration needs to be given to the fact that the current public sewerage system is at capacity and any extension which is likely to result in more occupants at the property will place an additional burden upon the public sewer system which may not be sustainable and may result in additional issues within the public system, including potential discharges.

If permission for planning is granted, there will be a need to take into consideration the current capacity issue until such time as capacity has been increased.

Accordingly, if permission is granted it may be appropriate to consider imposing conditions on the planning application, such as, limiting the number of occupants that may reside at the premises and/or requiring the applicant to provide alternative ways to deal with waste water which does not rely upon a connection to the public system.’

Officers Response – Given that the proposal does not include an increase in the number of bedrooms or its users, but merely the relocation of the bedroom and its user, it is of the officers opinion that no condition is required limiting the number of occupants of the dwelling.

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

With regards to the siting and orientation of the proposal, the development will utilise the existing building footprint and orientation. In terms of the detailing, the building will share the characteristics with similar loft conversions in the area, being of a gable design, materials to be used as well as design features. One of the most noticeable design feature is the dormer on the front elevation, which will span the length of the house. It is common to have two dormers, however the developer has opted for one large dormer, which will consist of two large bi-folding doors, giving the appearance of one large door. This affords the building some character with a truly unique appearance. The windows and doors are proportionally aligned and symmetrical on their elevation.

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.

In conclusion, developing in Half Tree Hollow is becoming increasingly 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, however it is about ensuring each development is carried out without adversely impacting the amenity of the area or the neighbouring property. Overall this development will enhance the quality of the landscape. Therefore in this case, the development meets the aims of the policies as stipulated above, and thus can be supported.