

## Planning Officer's Report – LDCA DECEMBER 2020

<b>APPLICATION</b>	<b>2020/83</b> – Extensions to Existing House to form Patio, Lounge & Garage
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	6 <sup>th</sup> October 2020
<b>APPLICANT</b>	Sharon George
<b>PARCEL</b>	BG0146
<b>SIZE</b>	0.31 acres (1277m <sup>2</sup> )
<b>LOCALITY</b>	Barren Ground, Blue Hill
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Existing House
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 9<sup>th</sup> October 2020</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	23 <sup>rd</sup> October 2020
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

- |                                    |   |
|------------------------------------|---|
| 1. Sewage & Water Division         | No Objection  |
| 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 within the Barren Ground area of Blue Hill. The plot is designated within the Intermediate Zone and not in any proposed conservation area.

**Diagram 1: Location Plan**



### THE PROPOSAL

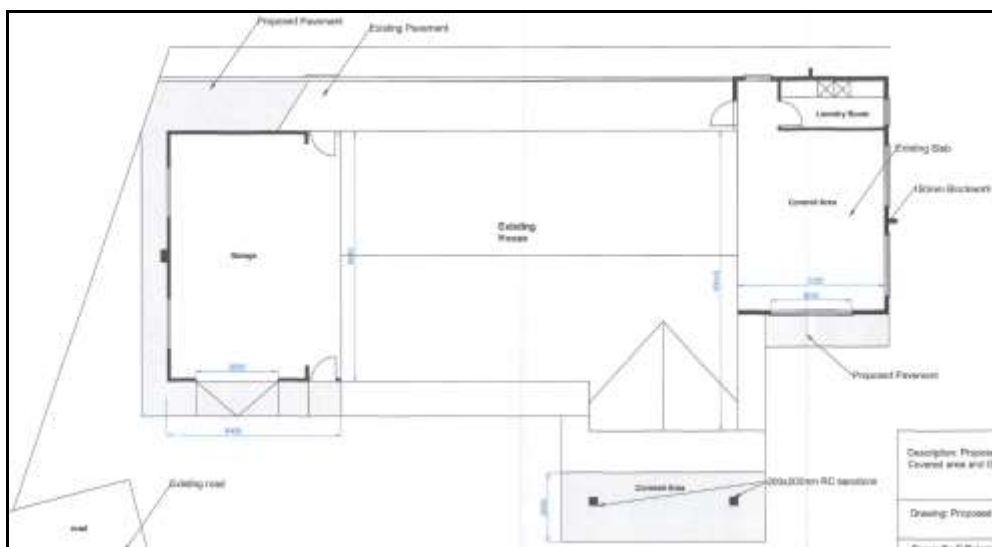
The plot consists of an existing house, which is situated centrally within the site. Access is obtained from the main road to the north, where it traverses partially through a Crown servitude onto the platform. The request is to build a garage on the eastern gable end, a lounge and laundry room on the western elevation and covered area on the north elevation. The garage will consist of two windows, roller door for vehicular access and doorway on north and south elevation. The lounge (labelled 'Covered Area' by mistake) will be situated on the west elevation at a slight offset to the main house, where the laundry room will utilise the existing wall at the rear of the

property. There will be a single window on the rear elevation, as well as entrance from the existing pavement. Three windows are proposed on the western elevation and a slide door on the north elevation of the proposed lounge. Access into the lounge from inside of the house will be gained from the door leading from the kitchen/dining room. An open covered area is also proposed at the front elevation.

**Diagram 2: Site Plan**



**Diagram 3: Floor Layout**



The existing house currently measures approximately 139m<sup>2</sup>, where the proposed extensions measures approximately 115m<sup>2</sup>, resulting in a new building footprint of 254m<sup>2</sup>. The plot coverage will be 20%.

In terms of the materials to be used, the external walls will be of rendered blockwork and roof coverings of IBR sheeting. Electricity and water infrastructure are already connected to the house.

#### Diagram 4, 5 and 6: Elevations



No representations was received from the public or stakeholders regarding this application.

#### POLICY CONSIDERATION

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

- Intermediate Zone: Policies IZ1

- 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 proposed extension, the development has been designed to function with the existing layout of the house and site conditions. Currently there is an existing slab, where the proposed lounge extension is to be built. The extension will utilise both the slab and existing wall at the rear of the property. The proposed garage will utilise space on the eastern side of the site, where no excavation is needed to accommodate this extension. It will be attached to the dwelling to limit the impact of the building on the available site area, otherwise there would be difficulty in manoeuvring on-site. All three proposals principle elevations will be facing north as the existing house.

In terms of the detailing, in particular the features of the extension, the roofline will have a seamless flow and not protrude beyond the existing ridgeline and the windows will be of similar design to the existing house, where they will be aligned and proportionate on the west elevation. Materials used in this development are the same as the existing house.

This development will not detract from the appearance of the existing building nor affect the amenity of the surrounding properties.

Overall the development meets the aims of the policies as stipulated above, and therefore can be supported.