

## Planning Officer's Report – LDCA FEBRUARY 2021

<b>APPLICATION</b>	2020/21 – Proposed One and a Half Storey Extension
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	6 <sup>th</sup> March 2020
<b>APPLICANT</b>	Lina Peters
<b>PARCEL</b>	SH0438
<b>SIZE</b>	0.06 acres (284m <sup>2</sup> )
<b>LOCALITY</b>	The Flag, Levelwood
<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 13<sup>th</sup> March 2020</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	27 <sup>th</sup> March 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 Response
2. Energy Division	No Objection - Comments
3. Fire & Rescue	No Objection - Comments
4. Roads Section	No Response
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	No Objection
11. Enterprise St Helena (ESH)	No Objection

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|----------------------|-------------------------|
| 12. National Trust   | No Response             |
| 13. Sure SA Ltd      | No Objection – Comments |
| 14. Heritage Society | No Response             |

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

The application site is situated towards the lower end of The Flag, Levelwood approximately 170m west of the Playground. The plot is designated within the Intermediate Zone and not in any proposed conservation area.

#### Diagram 1: Location Plan



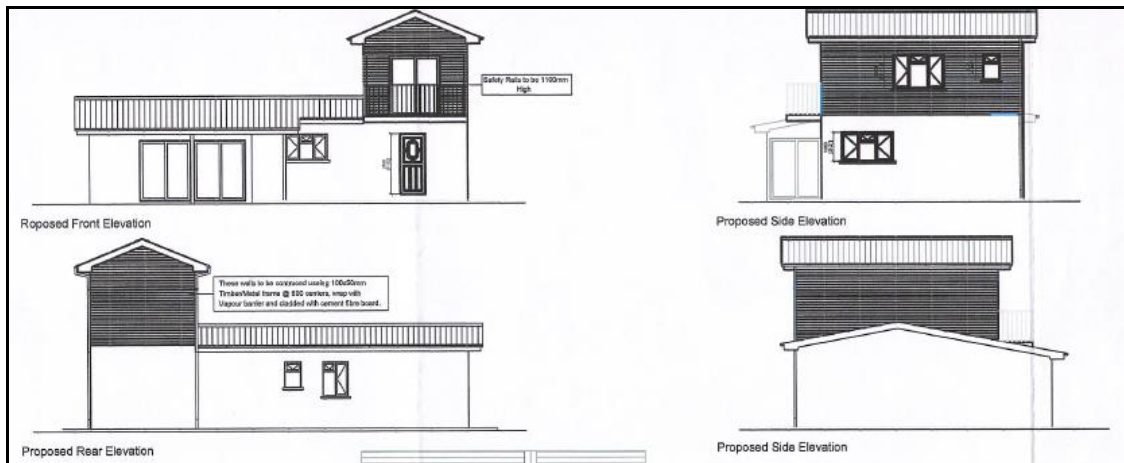
### THE PROPOSAL

The plot is relatively small, where it consists of a bungalow measuring approximately 68m<sup>2</sup> in footprint. The embankment is situated on the northern boundary with the principle elevation of the boundary facing west. The applicant requested to extend out and up to form a double storey on the extended ground floor, where this comprised a kitchen dining area on the ground floor and a bedroom with en-suite and balcony.

It was of the Officers opinion that this design could be improved upon, as the proposed two storey extension would be prominent on the building resulting in the extension that would not be congruous to the original building.

Alternative suggestions was made to the applicant, where the option to undertake a single storey was presented, however was not feasible primarily due to limited space on-site. The other option presented was to undertake a one and a half storey extension. This would allow the applicant to achieve the desired layout without detracting from the buildings appearance.

**Diagram 2: Initial Submission – 5<sup>th</sup> March 2020**

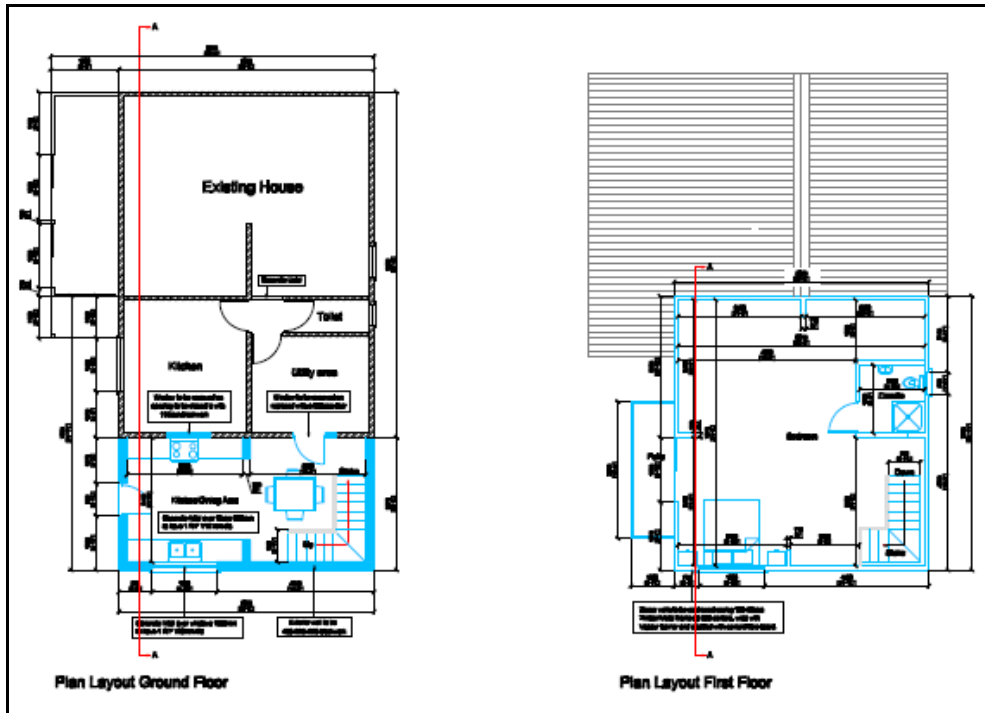


**Diagram 3: Site Plan**

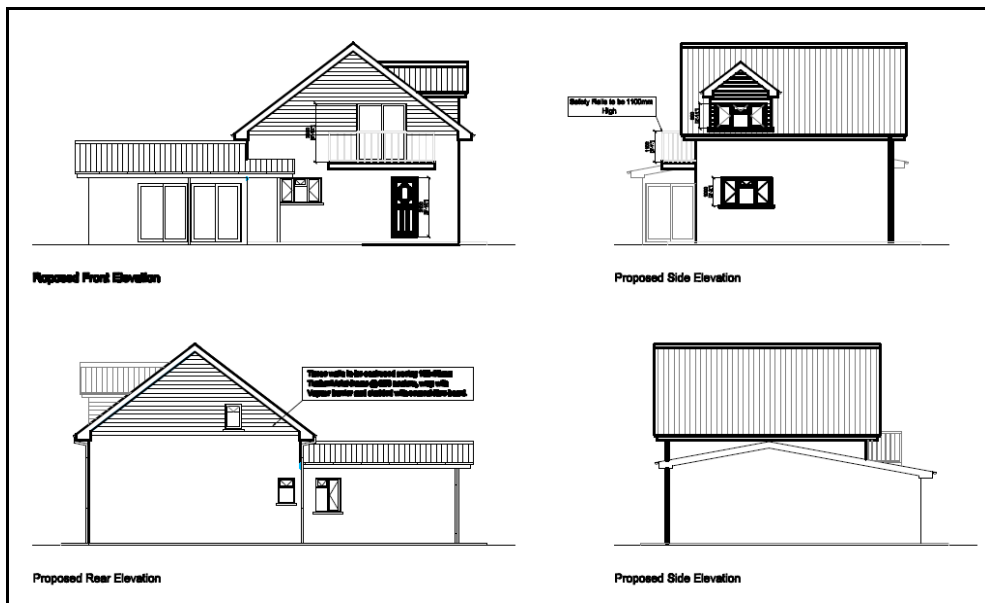


The applicant has now provided revised drawings, where the ground floor will remain un-altered, and the first floor will be enlarged as it will now be constructed as a one and half storey. This has now increased the floor area of the development, where the change in appearance is quite significant. The loft will cover just over half of the building footprint, resulting in a more proportionate appearance in comparison to the initial design.

**Diagram 4: Revised Floor Layout**



**Diagram 5: Revised Elevations**



The walls on the ground floor will be constructed of rendered blockwork and roof coverings made from IBR sheeting. The first floor will be made from a timber or steel frame and clad with cement fibre boards. The roof style will be of a gable design.

In terms of dealing with sewage, this will be connected into the existing septic tank and soakaway system. The existing tank has the capacity to deal with the increase in users.

No public or stakeholder objections was received, however comments have been by the stakeholder and these are summarised below:

- **Sure SA Ltd:** where a drop wire is located above the applicants roof this may cause an obstruction to the building works. If the applicant requires this to be re-located they will need to contact the Company. This will be conditioned to ensure the developer consults with Sure SA Ltd prior to development commencing.
- **Connect St Helena Ltd - Energy Division:** Application required for an electrical installation test will be required if the original installation has been altered or modified
- **SHG – Fire and Rescue:** Guidance is provided in the Building Control Ordinance 2013 Building Regulations 2019, Part C Fire Safety. In Addition it is recommended that:
  - Kitchen - 1 X Battery Operated Heat Detector
  - Dining Area – 1 X Battery Operated Smoke Detector
  - Bedroom – 1 X Battery Operated Smoke Detector

#### **POLICY CONSIDERATION**

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

- Intermediate Zone: Policies IZ1 (a, b, 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**

The proposal in terms of siting and its orientation will not change from the existing house, where the extensions principle elevation will be towards the west. The scale and proportion of the development does not compromise the amenity, giving way for future development should it sought by the applicant. In terms of the details such as the features, it would have been ideal if the door and balcony was centrally aligned, but unfortunately the pier is needed, therefore this could not be achieved. Nevertheless the remaining features are proportionate to their elevations. Overall this proposal complies with the Intermediate Zone policies, by ensuring the development is not detrimental to the existing or neighbouring amenity.