

Planning Officer's Report – LDCA JANUARY 2021

APPLICATION	2020/71 – Variation to 2019/37 (Extension to form Two Bedrooms & Bathroom)
PERMISSION SOUGHT	Permission in Full
REGISTERED	15 th September 2020
APPLICANT	Sara Thomas
PARCEL	SCOT0027
SIZE	0.59 acres (2440m ²)
LOCALITY	Lower Sapper Way, St Pauls
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 17th September 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	1 st October 2020
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

- | | |
|------------------------------------|---|
| 1. Sewage & Water Division | No Objection |
| 2. Energy Division | No Objection - Application required for an electrical installation test if the original installation has been altered or modified |
| 3. Fire & Rescue | No Response |
| 4. Roads Section | No Objection – Comments |
| 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

PLANNING HISTORY

A Development application was submitted in April 2019, referenced 2019/37, for this property. The proposal was to convert the standalone storeroom into a bedroom, toilet and bathroom. This application was approved by the Land Development Control Authority. However the applicant has now requested to undertake some changes to the building. These could not be considered as a minor variation, therefore a new application was submitted.

LOCALITY & ZONING

The application site is situated within the Lower Sapper Way area of St Pauls, approximately 160m south west of New Ground Point. The plot is designated within the Intermediate Zone and not in any proposed conservation area.

Diagram 1: Location Plan

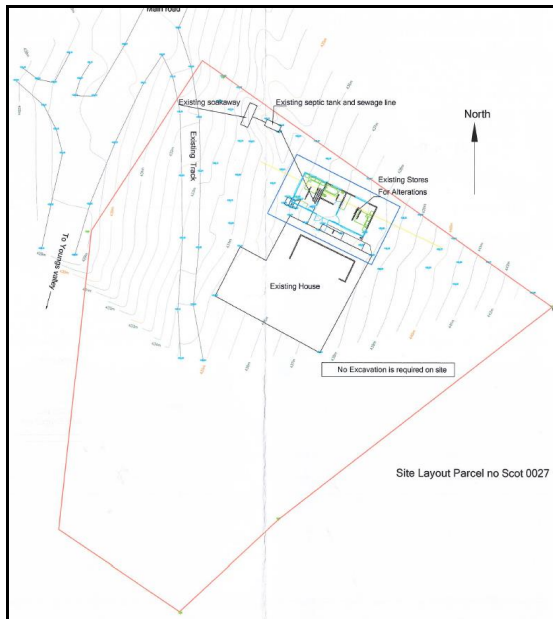


THE PROPOSAL

As mentioned in the history of the site, this particular building had been granted permission for conversion to a bedroom, toilet and bathroom. Minor alterations was

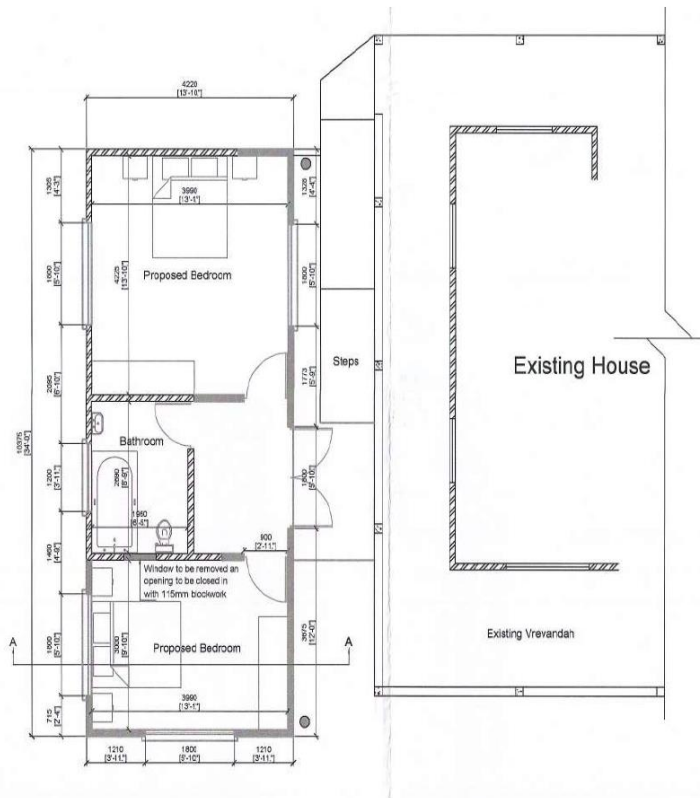
needed in order to make the building habitable as well as pitched roof proposed to coincide with the existing house.

Diagram 2: Site Plan



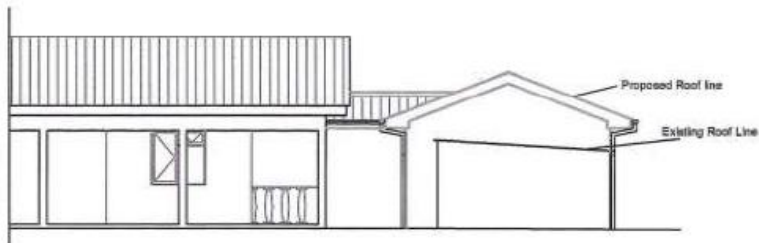
The applicant now proposes some changes, where there will be an increase to the footprint in terms of the buildings length and width. The building is situated on the northern side of the house, where there is currently a standalone building.

Diagram 3: Proposed Floor Layout

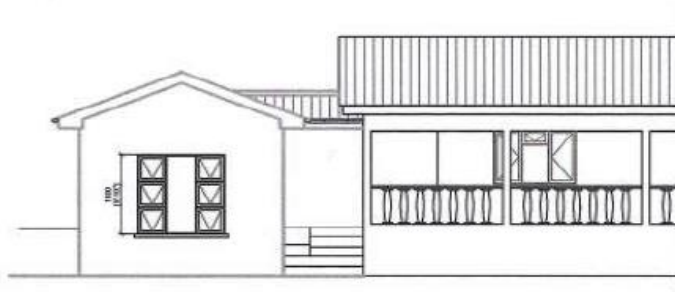


The proposal is to create two bedrooms and a shared bathroom. The walls will be constructed of rendered blockwork and roof coverings made from IBR sheeting. The roof style will be pitched from south west to north east. In terms of dealing with sewage, the existing septic tank measures approximately 3.7m³, therefore is capable of handling the waste.

Diagram 4: Proposed Elevations

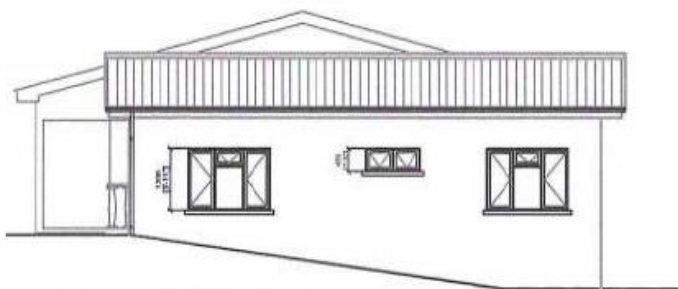


Proposed Rear Elevation

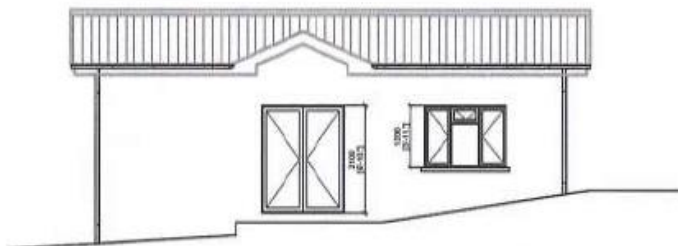


Proposed Front Elevation

Diagram 5: Proposed Elevations - Sides



Proposed Side Elevation



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

The proposal in terms of siting and its orientation will not change. The footprint is merely increasing along with a roof profile change. In comparison to the original design, as the building is extending this has resulted in the roof direction changing. However does not detract from the amenity of the existing property. The buildings position will not intrude beyond the principle elevation and not dominate this elevation. The materials to be used in the development is consistent with that of the existing house. Overall this proposal complies with the Intermediate Zone policies, by ensuring the development is not detrimental to the existing or neighbouring amenity.