

Planning Officer's Report – LDCA APRIL 2021

APPLICATION	2021/12 – Proposed Construction of a Carport
PERMISSION SOUGHT	Permission in Full
REGISTERED	23 rd February 2021
APPLICANT	Mary Thompson
PARCEL	AF0003
SIZE	0.22 acres (910m ²)
LOCALITY	Nr Corner Wall, 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 25th February 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	11 th March 2021
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

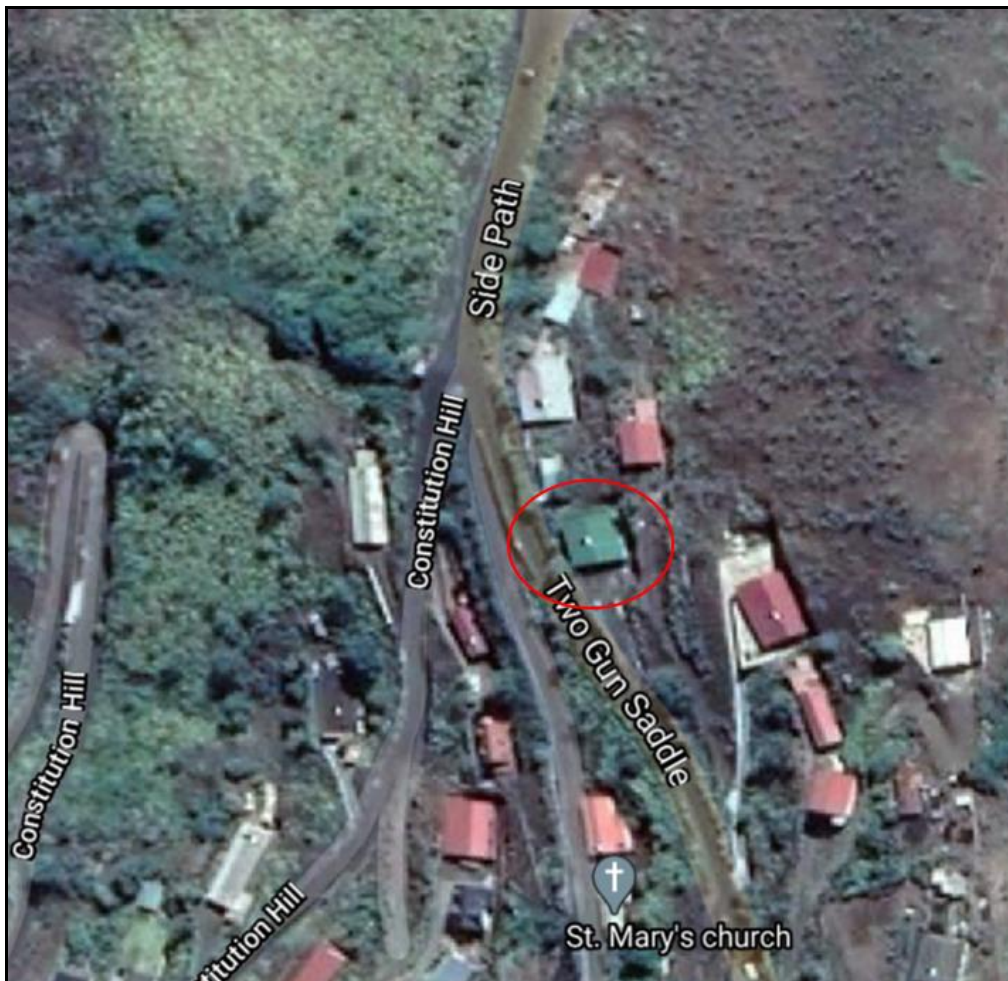
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is located near Corner Wall, The Briars. The plot is designated within the Intermediate Zone and is within the proposed Jamestown Conservation Area, being on the south-east periphery of this proposed designation.

Diagram 1: Location Plan



THE PROPOSAL

There is currently a single storey house situated on this plot of land and the request is to construct a carport within the curtilage of the site, on the southern side of the house. The access to the site is also from the drive on the southern side. The footprint of the carport will measure 22m², where it will be constructed of concrete stanchions and roof coverings of IBR sheeting. The roof will be of a gable design.

Diagram 2: Site Plan

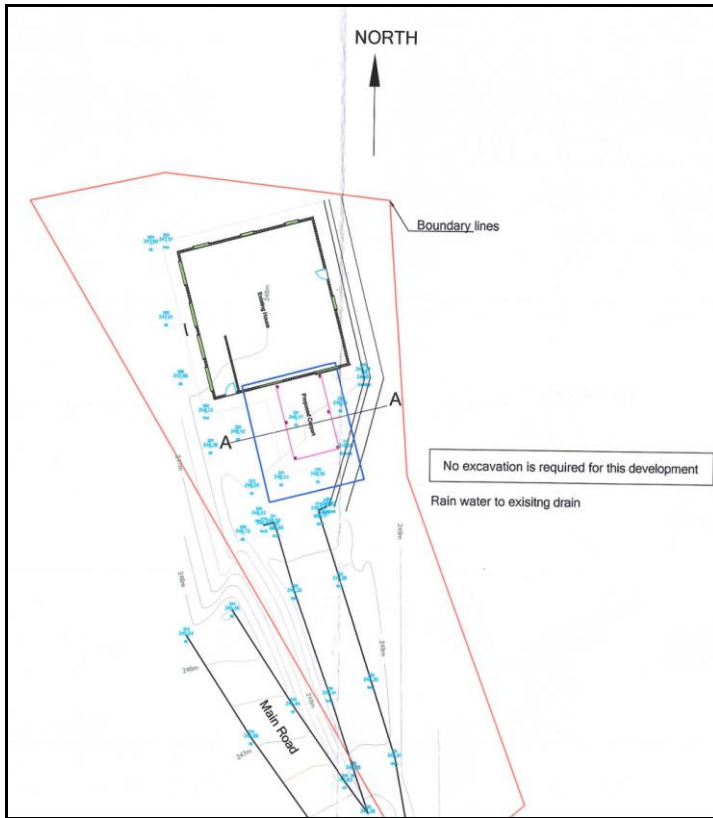


Diagram 3: Floor Layout

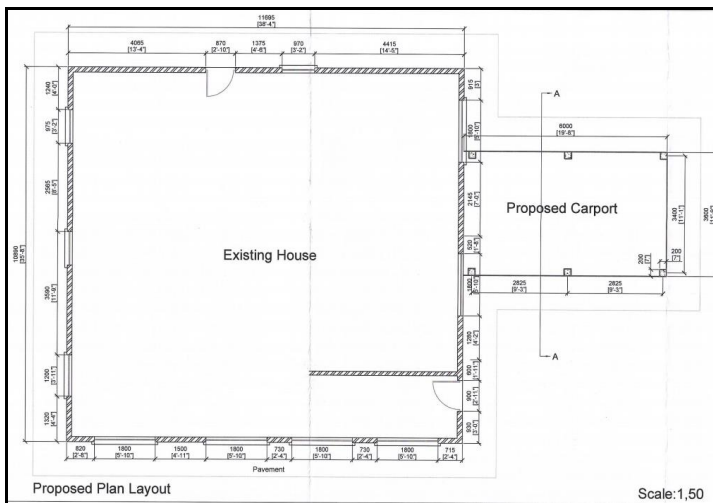
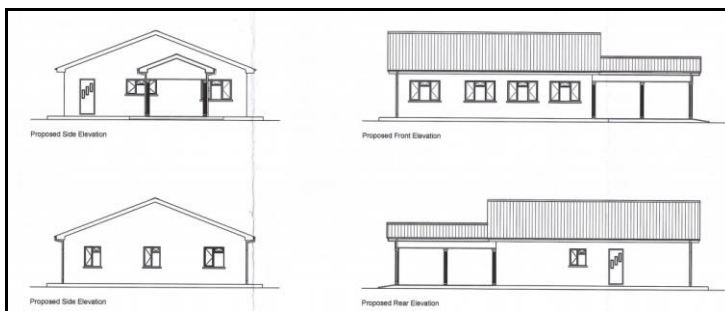


Diagram 4: Elevations



POLICY CONSIDERATION

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

- Intermediate Zone: Policies IZ1 (a, b)
- Built Heritage Policy: BH1 c)

Due to the location of the site within the proposed Jamestown Conservation Area, it is necessary to assess the proposal against the Built Heritage Policy. However there are no issues of any potential impact to the conservation area affecting this location.

OFFICER ASSESSMENT

The siting and orientation of the proposal has been designed to allow best on-site manoeuvrability, whilst ensuring sufficient lighting to be allowed into both rooms of the house. If the carport had to be constructed parallel with the rear retaining wall, this would achieve optimum manoeuvrability, however restrict lighting into the eastern room, therefore the positioning of the proposal is a balance of both compromises. The building is of modern construction, whilst the site is within the proposed Jamestown Conservation Area, however this building nor this area are of any historical interest or has any effect to the setting of the area. As a result of this, this development there is considered to be no adverse effect on the setting of the conservation area, and the appearance of the proposal shares similar design characteristics of the existing development such as roof style and external materials.

Considering the impact of the development, this proposal will not detract from amenity of the area, where it will be ancillary to the existing house. The development meets the aims of the policies as stipulated above, and therefore can be supported.