

## Planning Officer's Report – LDCA APRIL 2021

<b>APPLICATION</b>	<b>2021/19</b> - Extensions to Existing Shop to form a Toilet
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	4 <sup>th</sup> March 2021
<b>APPLICANT</b>	Rose & Crown Ltd
<b>PARCEL</b>	LWS0014
<b>SIZE</b>	0.21 acres (895m <sup>2</sup> )
<b>LOCALITY</b>	Maisie's Shop, Longwood
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	Longwood Conservation Area
<b>CURRENT USE</b>	Existing Shop
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 5<sup>th</sup> March 2021</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	19 <sup>th</sup> March 2021
<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
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	No Objection
11. Enterprise St Helena (ESH)	No Objection

Report Author: Shane Williams (Planning Officer)

Authorised: Ismail Mohammed (Chief Planning Officer)

Report Date: 7<sup>th</sup> April 2021

Application: 2021/19

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 a retail shop, "Maisie's", located on the southern side of Longwood Avenue Road. The plot is designated within the Intermediate Zone and is within the Longwood Historic Conservation Area.

**Diagram 1: Location & Site Plan**



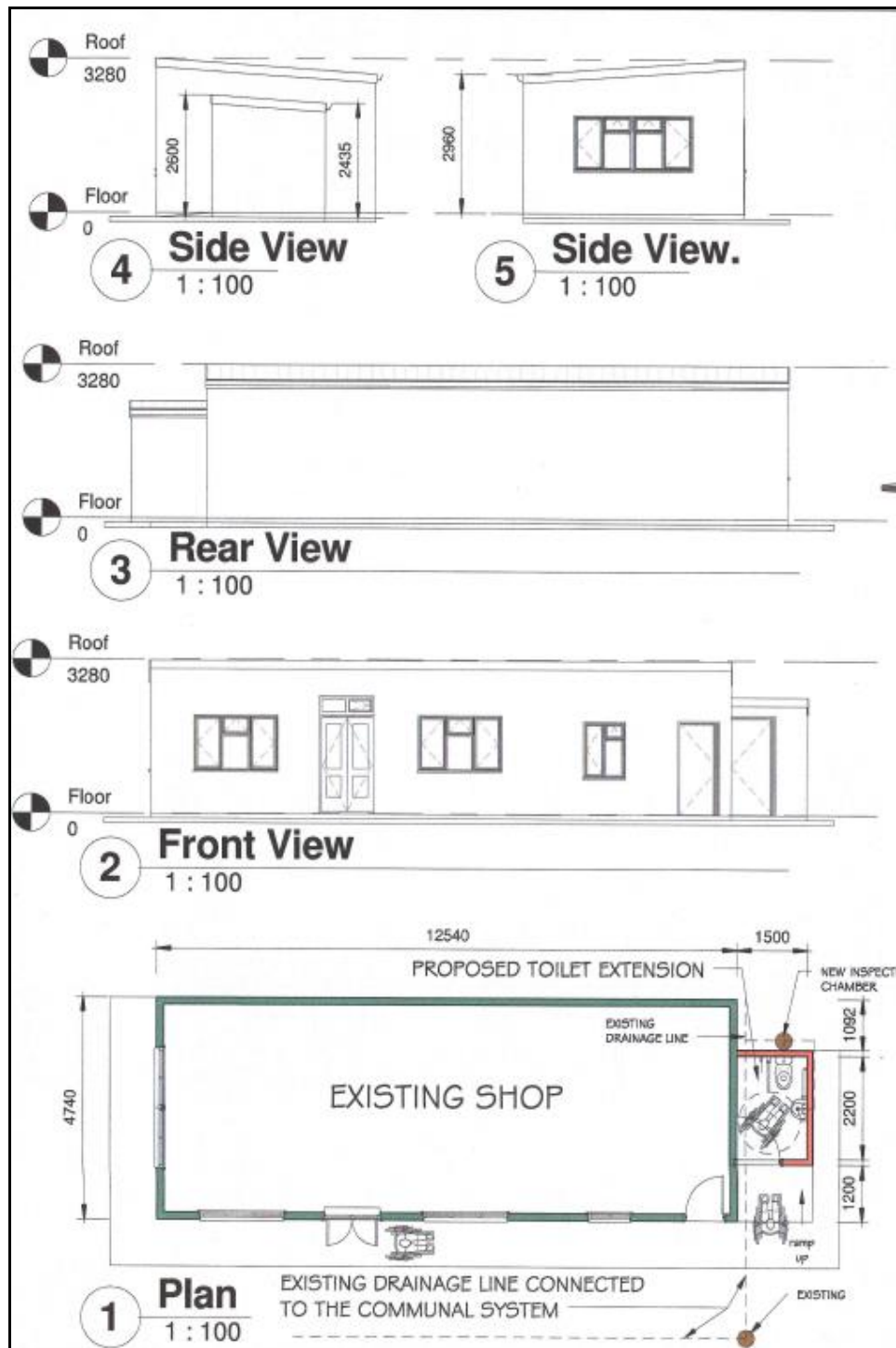
### THE PROPOSAL

The plot consists of a single storey building with shallow mono-pitched roof, operating as hardware store. Currently the store does not have any on-site facilities for staff and they currently use a neighbouring residential property when required. The proposal is to provide a wheelchair accessible toilet and wash facilities, which will be positioned centrally on the southern elevation of the building.

The building will be constructed on an existing slab, where it will measure approximately 3m<sup>2</sup>. The external walls will be constructed out of concrete blockwork and roof coverings IBR sheeting.

Black and grey water will be connected into the existing drainage line, which is connected into the communal system. No representations was received from stakeholders or members of the public.

**Diagram 2: Floor Layout & Elevations**



### POLICY CONSIDERATION

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

- Intermediate Zone: Policies IZ1 (a, b)

- Water: Policy W2
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7

#### **OFFICER ASSESSMENT**

The siting and orientation of the proposal, will coincide with the existing building with the principle elevation facing west. The layout, design and materials of the proposal is coherent with the existing development, where it shares characteristics such as the roof design and external materials. The extension is proportionate with the building, and does not protrude beyond the existing footprint or current ridgeline.

Although this application site is within the conservation area, the building is not considered to be of any architectural and/or historical interest, nor will it be visible from the main road, therefore it will not be detrimental to the setting of the conservation area. The use is consistent with that of the building. Overall the development meets the aims of the policies as stipulated above, and therefore can be supported.