

Planning Officer's Report – LDCA MAY 2021

APPLICATION	2021/23 – Installation of Windows & Door on Existing Verandah
PERMISSION SOUGHT	Permission in Full
REGISTERED	18 th March 2021
APPLICANT	Christopher Joshua
PARCEL	JT170022
LOCALITY	Fiddlers Green, Nr Chubb's Spring, Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown Historic Conservation Area
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 19th March 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	9 th April 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 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

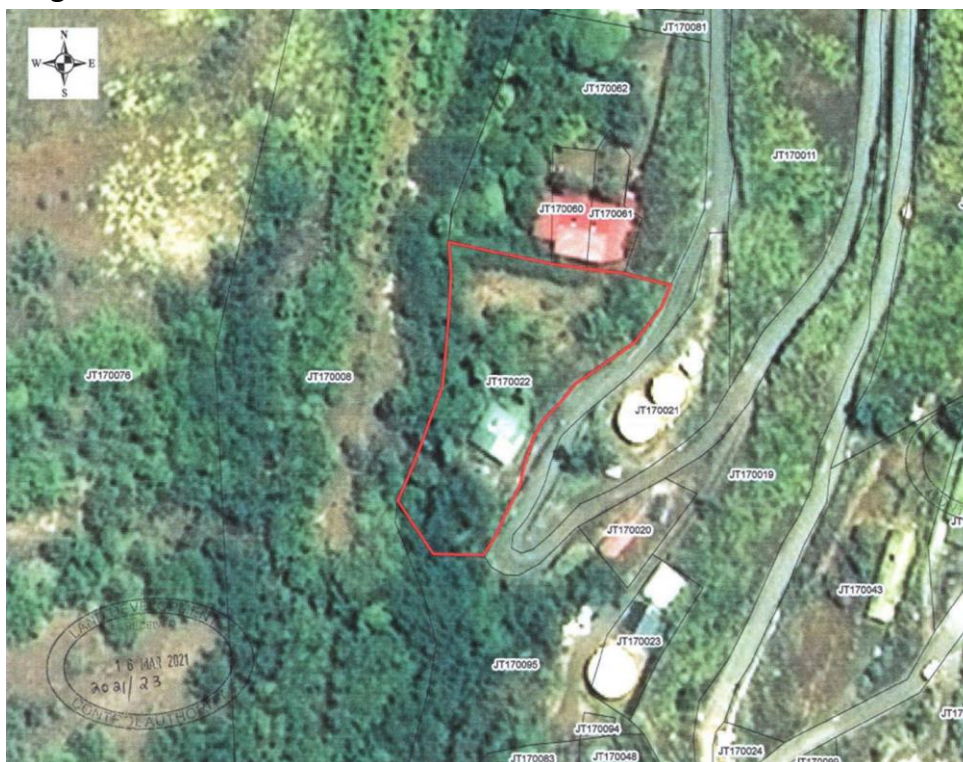
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is located near Chubb's Spring, Jamestown. The plot is designated within the Intermediate Zone and within the proposed Jamestown Historic Conservation Area.

Diagram 1: Location Plan



THE PROPOSAL

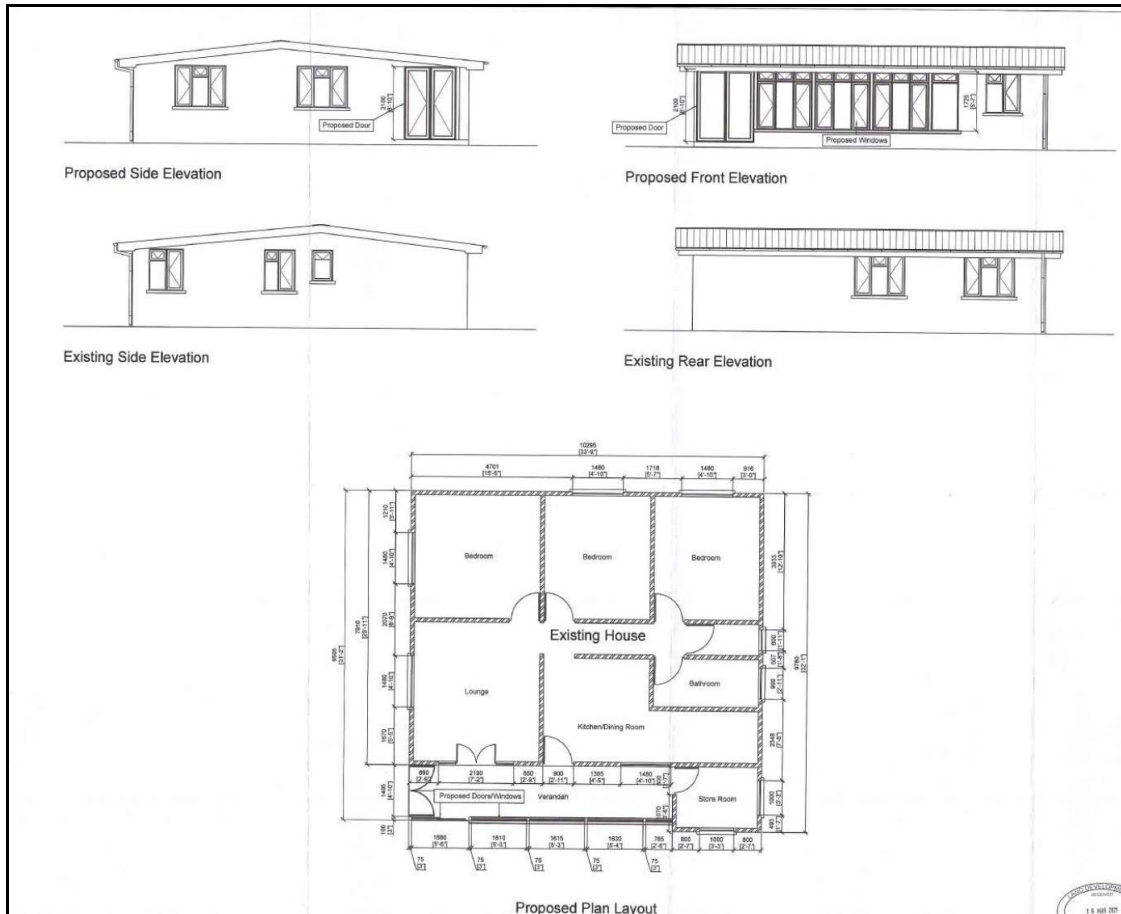
The existing plot of land comprises two existing developments, where the buildings are used for residential purposes. The proposal is to undertake works on the existing house situated furthest north, where the developer requested to enclose the existing open verandah.

The verandah currently has a dwarf wall and approximately five supporting columns, where the areas between the columns on the northern elevation will be used for the installation of four windows, and a slide door. On the eastern elevation, a second

French door has been proposed. Materials for the windows and doors to be used are of PVC and finished in white.

The applicant's reason to enclose the area is that during the windy and wet weather, the floors are filled with debris as well as creates a slip hazard. Furthermore, there has been occasions where wildlife tends to fly into the main living area of the house.

Diagram 2: Proposed Layout & 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)

OFFICER ASSESSMENT

Generally a request such as this would be granted under the delegated powers of General Development Order, however due primarily to its location within the conservation area, the proposal requires a development application to be submitted for the consideration of the Authority. In assessing the impact of the development on the existing house, lighting and ventilation is still possible into the main living areas of the house. The proposal itself will create a more functional and safer environment for

the occupants of the house, where it will eliminate the problems being encountered. The appearance of the development will not be adversely impacted upon, as the windows proposed are of the same material and colour to the existing house. The design of the proposal are the same with the exception of the single top opener, as it has been done to coincide with the existing spacing of the columns.

Although the building is within the proposed conservation area, the proposal itself is not on a building of historical significance nor within the densely populated part of Upper Jamestown, where it may affect the setting. The proposal within itself will not add any additional footprint to the building, but merely alters its appearance. The house already consists of windows of similar design and material, therefore it will not seem out of character for this building.

Overall, this development will not adversely impact the appearance of the existing building nor the setting of the conservation area, and therefore can be supported.