

Planning Officer's Report – LDCA SEPTEMBER 2021

APPLICATION	2021/53 – Proposed Bedroom, Toilet, Carport & Verandah Extension
PERMISSION SOUGHT	Permission in Full
REGISTERED	15 th July 2021
APPLICANT	Errol J Duncan
PARCEL	SCOT0052
SIZE	0.29 acres (1,192m ²)
LOCALITY	Sapper Way, St Pauls (Scotland Registration Section)
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing Residential Property
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 16th July 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	30 th July 2021
REPRESENTATIONS	None
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. Sustainable Development	No Response
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

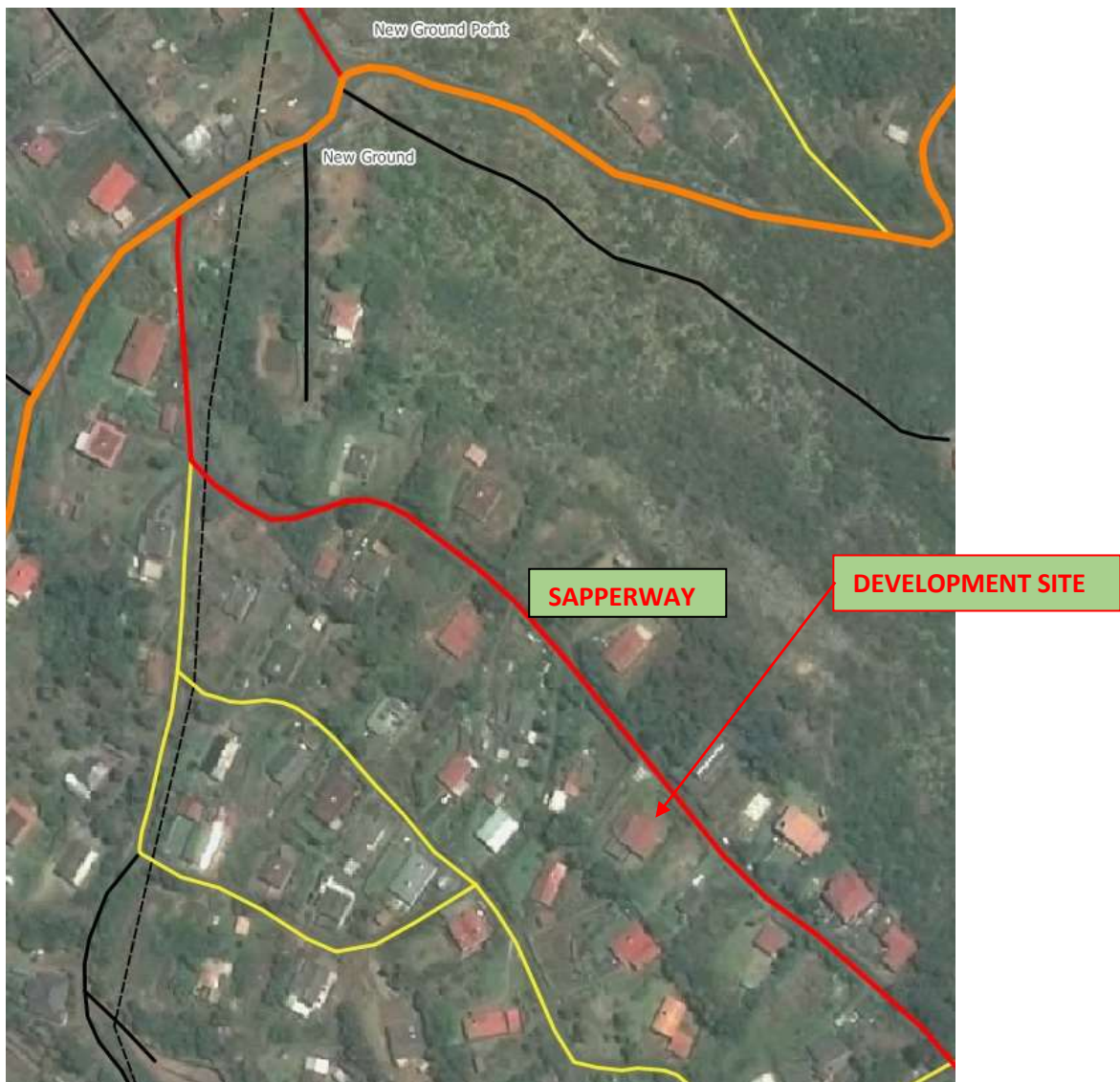
B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application development site is owned by the applicant and is currently the applicant's existing residence. It is situated to the west along the main road within the Sapperway residential area.

The plot is designated within the Intermediate Zone and not within any proposed conservation area.

Diagram 1: Location Plan



THE PROPOSAL

The proposed extension on the east side of the existing house requires a section of land to be excavated. The proposed excavation will be a continuation of the existing along the south east embankment and will sit within the property boundary, the excavation will be connected to the existing access from the main road.

Drainage from the proposed toilet extension will be connected to the existing communal system.

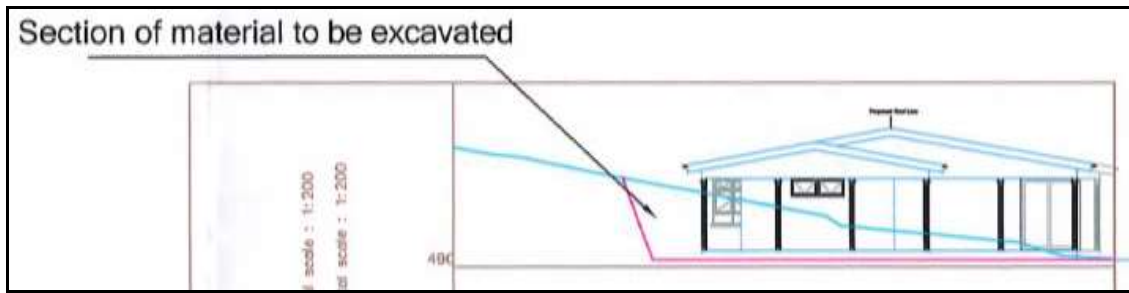
Diagram 2: Site Plan



The proposed embankment at the rear of the development measures approximately 2650mm in height at its highest point, thus complying with the LDCP policy IZ 1. F) *“the design and layout do not generally entail excavation nor making up of levels to a depth or height in excess of 3m.”*

The submitted site plan and site section details provided no evidence of soil placement on the land as a result of the site excavation and therefore it is anticipated that excavated soil will be placed off site.

Diagram 3: Site Cross Section A-A



The structure proposed is a bedroom, toilet, carport and verandah extension onto the existing house. The proposal requires some demolition and alterations to the existing house.

All structures will be constructed from concrete and reinforced concrete material that forms a coherence with the existing.

Diagram 4: Floor Plan Layout

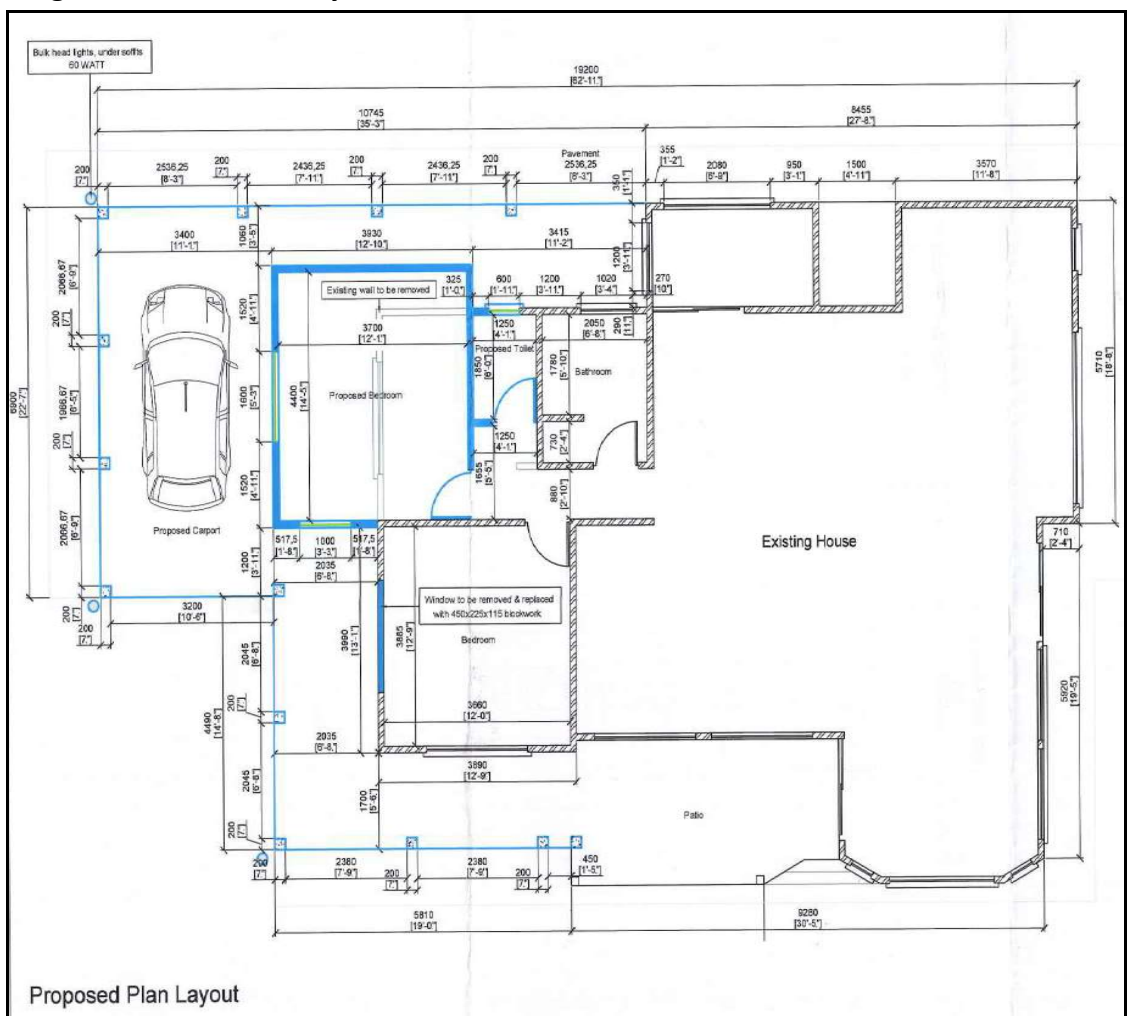
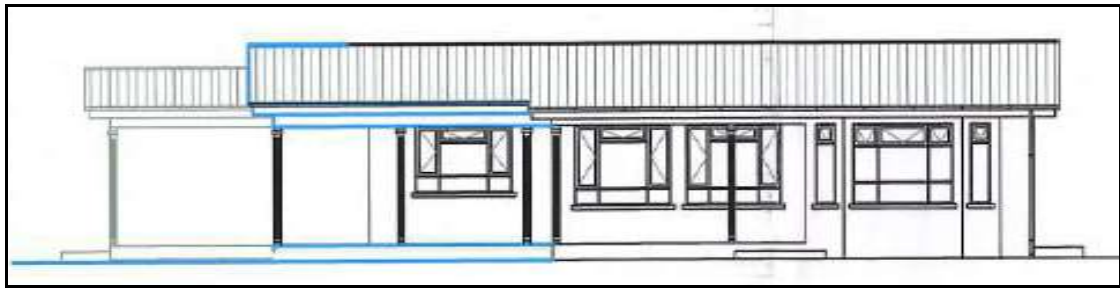


Diagram 7: Elevations



REPRESENTATIONS

No representations were received.

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'S ASSESSMENT

While the extension creates an appearance that is somewhat different from the existing both on the front, side and rear elevations due to the additional reinforced concrete columns, it is still acceptable in terms of:

Siting: its design appearance with its dual pitch roof forms a coherence within itself and surrounding properties.

Orientation: remains the same as the existing house.

Scale and Massing: the extension's physical attributes such as height, shape and bulk does not in any way dominate or compromise the existing house or the area.

Materials and Detailing: traditional durable concrete build materials and steel roofing are acceptable in relation to the existing house and other surrounding properties.

Therefore, in considering any impact this development might have, it is the planning officers view that it will not detract from the amenity of the area, overall the development meets the aims of the policies as stipulated above, and therefore can be supported.