

Planning Officer's Report – LDCA OCTOBER 2021

APPLICATION	2021/64 – Proposed kitchen, dining and bedroom extension
PERMISSION SOUGHT	Permission in Full
REGISTERED	12 th August 2021
APPLICANT	Leroy Thomas & Annabell Crowie
PARCEL	AF0008 & AF0477
SIZE	0.38 & 0.02 acres (1568 & 87m ²)
LOCALITY	Leper Station, Two Gun Saddle (Alarm Forest Registration Section)
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 13th August 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	27 th August 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 Objection
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Objection

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 situated on privately owned land with the proposed development located to the south (rear) of the applicant's existing house in Two Gun Saddle. The site is designated within the Intermediate Zone and not within any proposed conservation area. The property is referred to as the Leper Station.

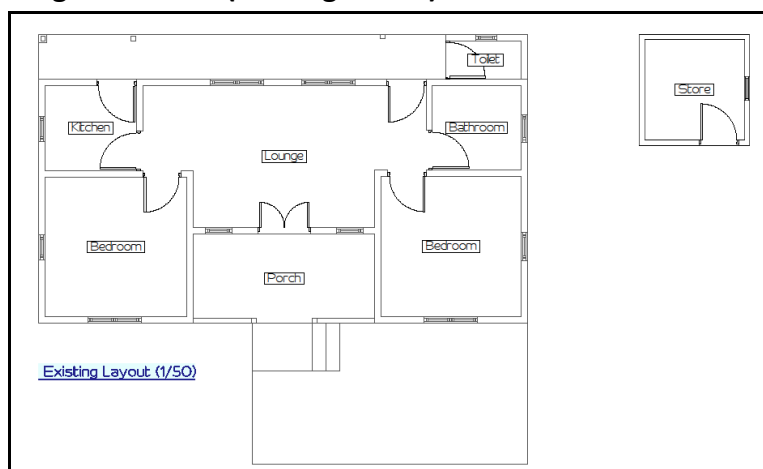
Diagram 1: Location Plan



THE EXISTING

The existing is a two bedroom house that has deteriorated over the years which will require a complete refurbishment in conjunction with the new development. Structural elements will need to be inspected by the building inspector and deemed safe. There is also an existing storeroom to the west of the main house.

Diagram 2: Plan (Existing House)



THE PROPOSAL

To accommodate the proposed extension to the rear of the existing building, site excavation is required. The excavation will create an embankment height of approximately 3.5 metres.

The property is only accessible by a pedestrian right away and therefore the details around machinery access to enable excavation will need to be addressed by the applicant.

The proposed extension and reshuffling of rooms in the existing house will not create any additional load to the existing sewer system.

The electrical supply connection will require relocating from the rear of the existing building onto the proposed extension.

Diagram 3: Site Plan

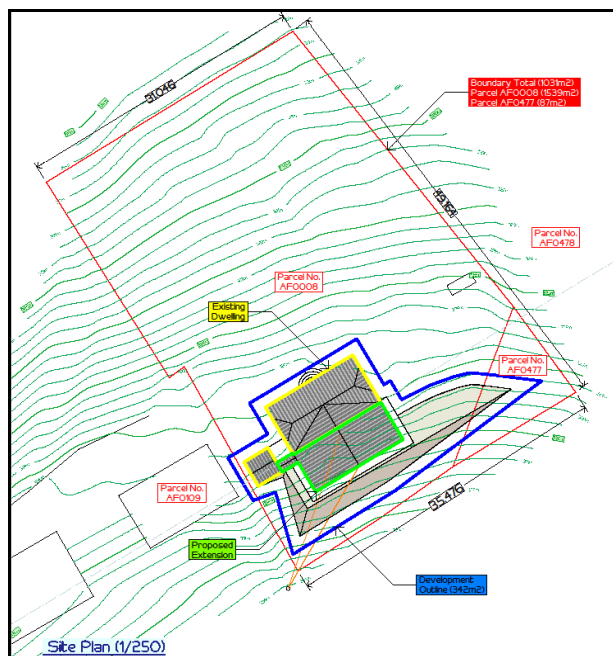
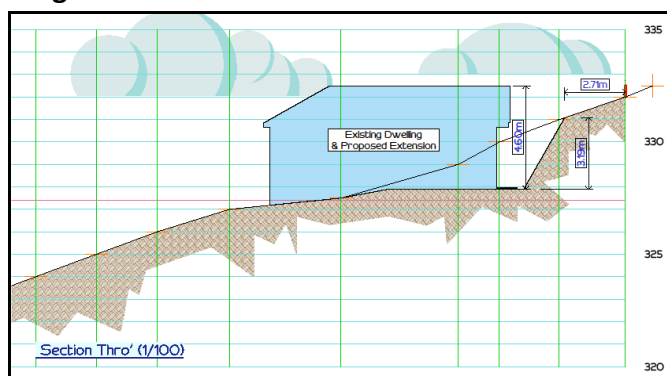


Diagram 4: Site Section



Proposed alterations to the existing house and store are minimal and requires four new door openings and the blocking up of existing openings. Two of the rooms in the existing house will be changed from bedroom and kitchen to study and utility. It is also proposed to construct new access steps to the front of the existing building.

The proposed extension consist of a bedroom and an open plan kitchen/dinning. The dual pitched roof will be tied into the existing creating a gable view at the rear.

A covered way is proposed between the main house and the existing store room.

Diagram 5: Building Plan

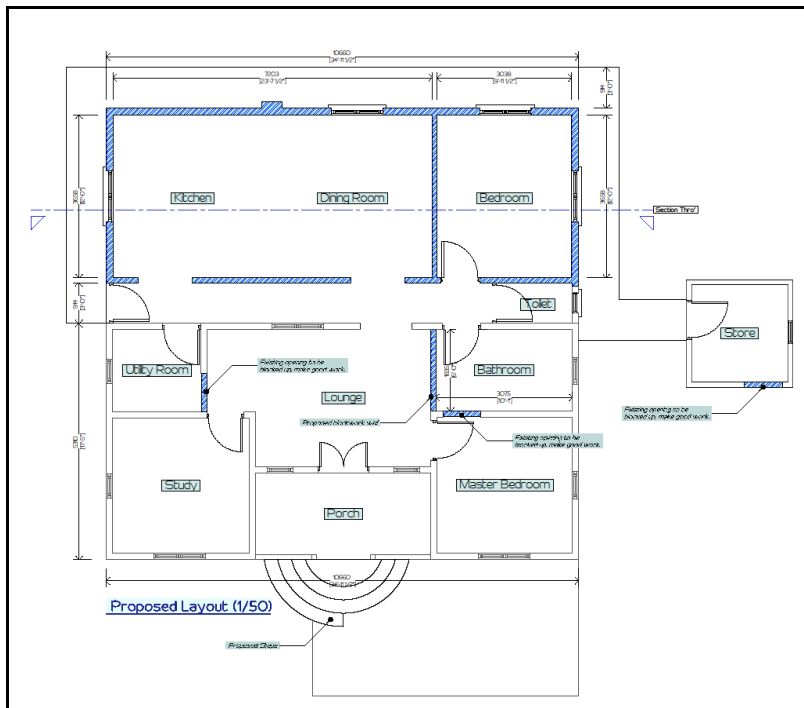


Diagram 6: Elevations

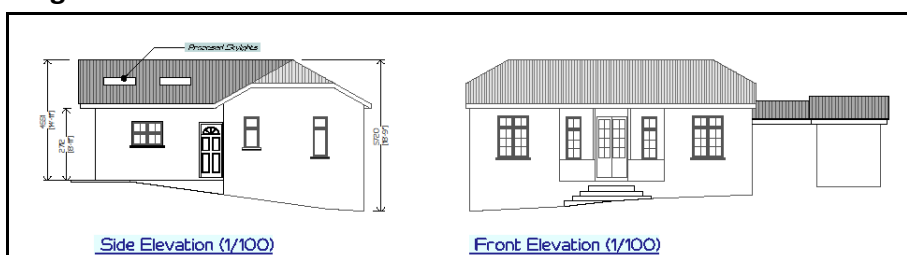
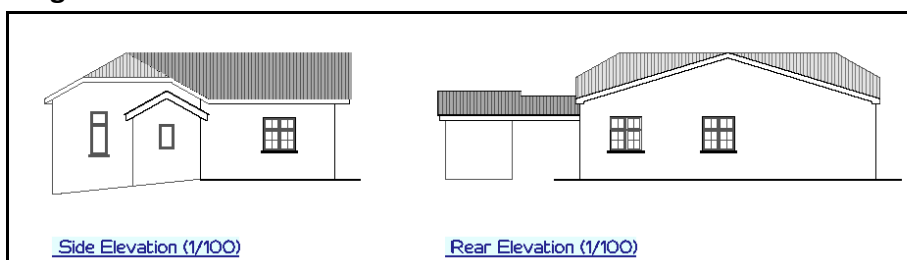


Diagram 7: Elevations



Section Thru' (1/50)

No Representations were received.

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

The building is not listed or in a conservation area, however it is distinguished by its history and former use as a place used to isolate people with leprosy, thus the name “Leper Station”. The building stands out prominently when viewed from the north looking up the valley.

Whilst there are no constraints on changing the appearance of the building, the proposed extension at the rear is hidden and thus the appearance at the front remains the same. Therefore in considering the impact of the development, this proposal will not detract from or affect the amenity of the area.

The development creates an appearance that is acceptable in terms of Siting & Orientation, Scale, Massing and Detailing, the development complies with the policies as stipulated above, and therefore can be supported.