

## Planning Officer's Report – LDCA OCTOBER 2021

<b>APPLICATION</b>	2021/65 – Proposed bedroom and patio extension
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	14 <sup>th</sup> August 2021
<b>APPLICANT</b>	Clint Knipe
<b>PARCEL</b>	HTH1129
<b>SIZE</b>	0.55 acres (2250m <sup>2</sup> )
<b>LOCALITY</b>	near High Knoll, Half Tree Hollow
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant private land
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 13<sup>th</sup> August 2021</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	27 <sup>th</sup> August 2021
<b>REPRESENTATIONS</b>	None
<b>DECISION ROUTE</b>	<del>Delegated</del> / 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. 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 that is currently the applicants existing house. The site is designated within the Intermediate Zone and not within any proposed conservation area.

**Diagram 1: Location Plan**



### THE EXISTING

The existing building is a small two bedroom bungalow type house with a dual pitched roof. The house sits on a large excavated site both to the east and west of the structure, the excavated embankment sits at approximately 5 metres high. Vehicle access is in place and a drainage system exist.

### THE PROPOSAL

The proposed extension will be constructed on an existing level platform to the east of the existing house.

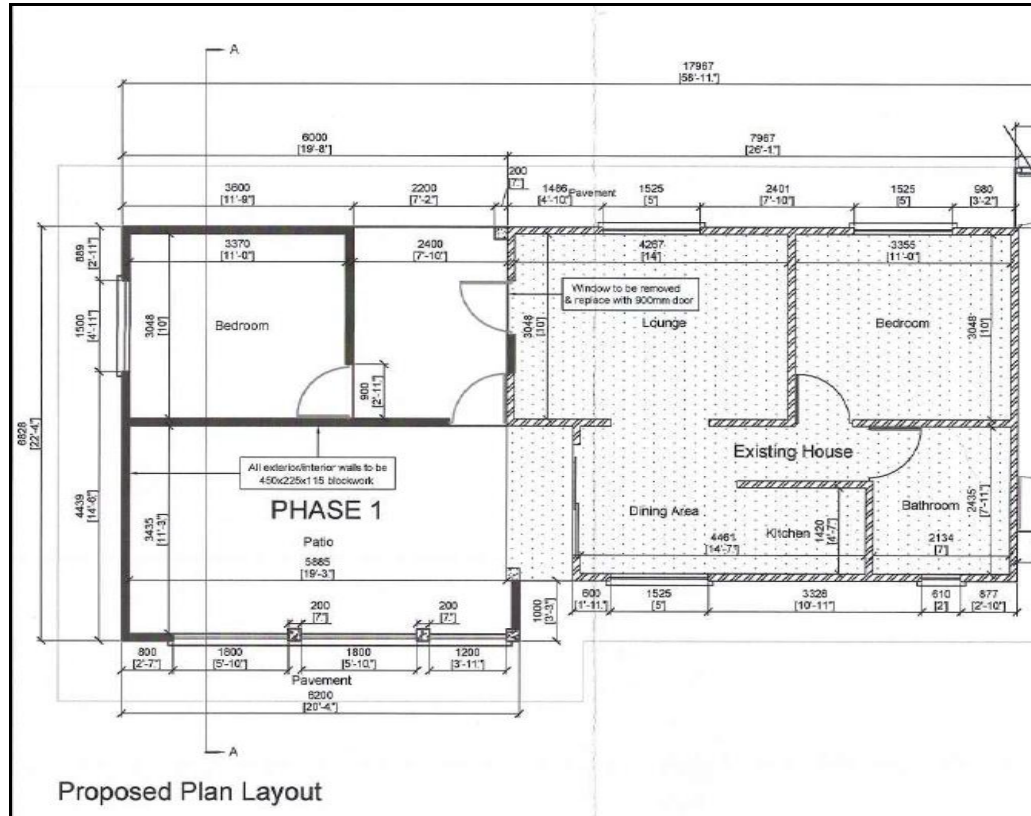


The proposed is a bedroom and enclosed patio extension with an open entrance section at the rear. A window is proposed to be removed from the existing lounge to allow and entrance door.

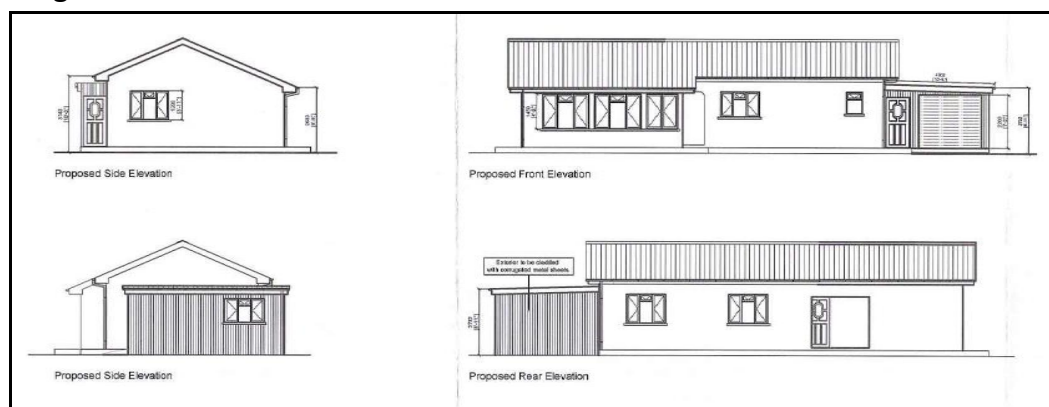
Whilst the internal layout of the dwelling is not a planning issue, the layout could have been improved with better integration between the existing and proposed to allow more cohesive link of living space and the bedrooms.

With the continuation of the dual pitched roof from existing to proposed, the exterior features changes only with regard to size and additional fixtures.

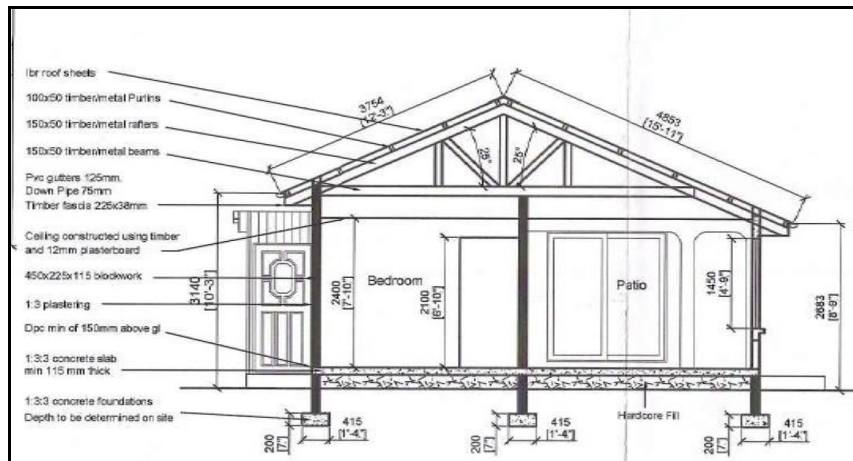
**Diagram 4: Building Plan**



**Diagram 5: Elevations**



**Diagram 6: Section Detail**



## 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

Overall the development complies with the housing policy H.9 and IZ1(a) and creates an appearance that is acceptable in terms of siting, orientation, scale and massing and therefore can be supported.