

## Planning Officer's Report – LDCA NOVEMBER 2021

<b>APPLICATION</b>	2021/66 – Proposed Construction of a Covered Area
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	12 <sup>th</sup> August 2021
<b>APPLICANT</b>	Brian Leo
<b>PARCEL</b>	HTH0488
<b>SIZE</b>	0.18 acres (756m <sup>2</sup> )
<b>LOCALITY</b>	Ladder Hill, Half Tree Hollow
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	Heritage Coast Conservation Area
<b>CURRENT USE</b>	Existing House
<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 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	Not Consulted
11. Sustainable Development	No Response

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

**B. PLANNING OFFICER'S APPRAISAL**

**LOCALITY & ZONING**

The application site is situated within the Ladder Hill area and is within the Heritage Coast Conservation Area, however on the out edge of the area.

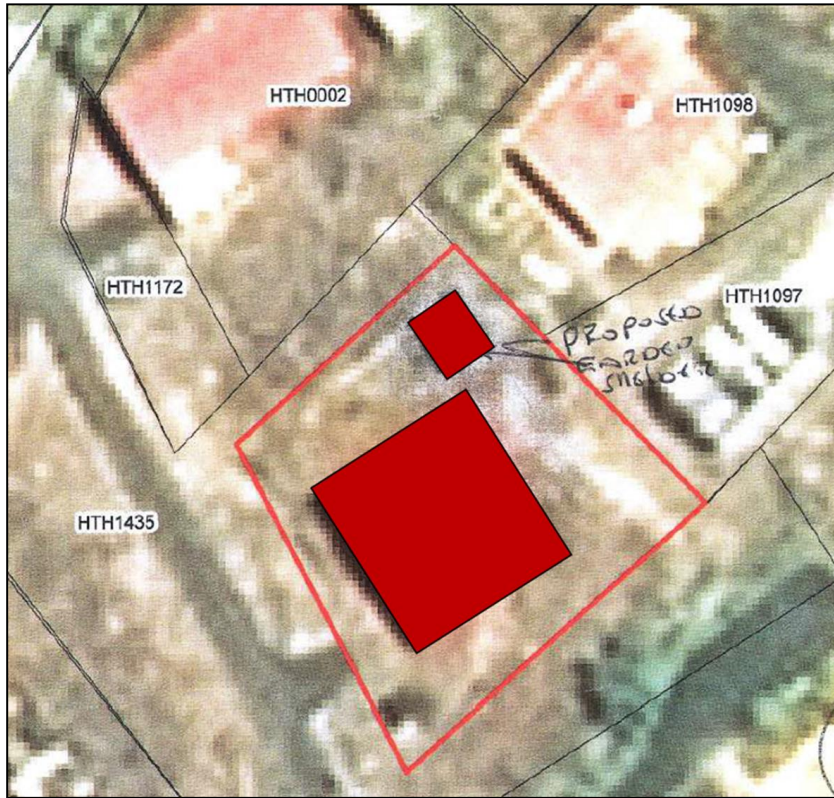
**Diagram 1: Location Plan**



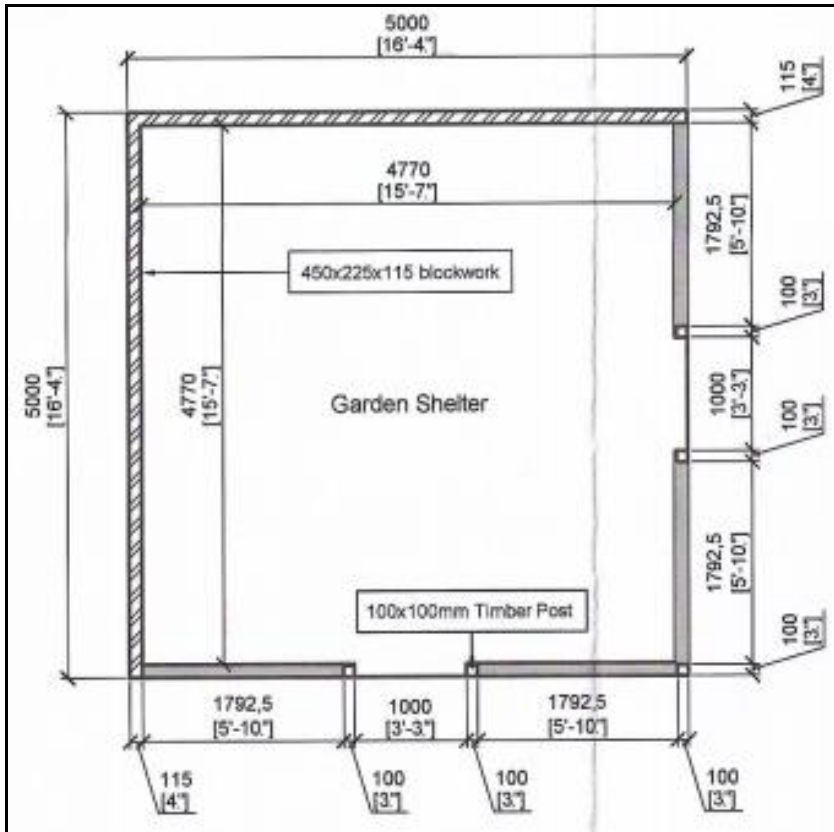
**THE PROPOSAL**

The proposal is to construct a building to be used as a sit out area within the garden of the existing house. The building will be positioned forward off and to the east of the dwelling by approximately 2m and will have footprint of approximately 25m<sup>2</sup>. It will be constructed from concrete blockwork on two elevations and generally open on the other two elevations with a meter high dwarf wall with an opening to depict a doorway and with timber posts to support. There will be window opening in what will be the rear elevation. The roof coverings will be made from IBR sheeting.

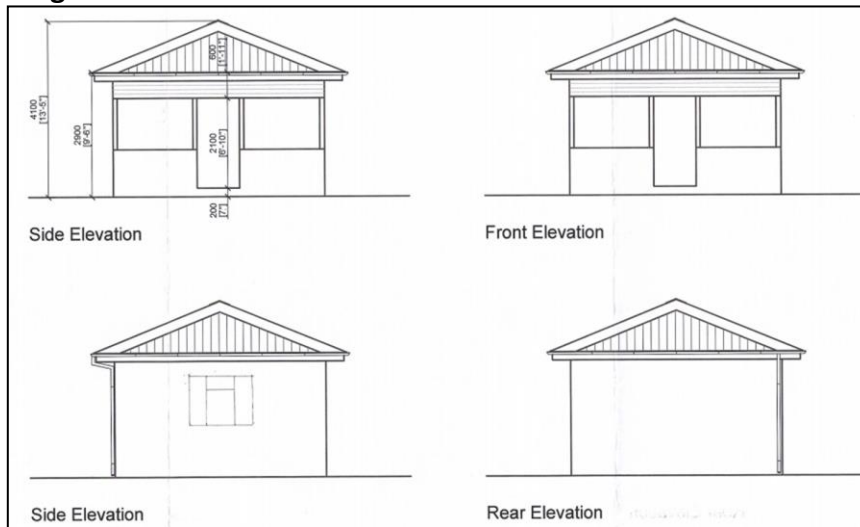
**Diagram 2: Site Plan**



**Diagram 3: Floor Layout**



#### Diagram 4: Elevations



#### POLICY CONSIDERATION

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

- Intermediate Zone: Policies IZ1 (a, b)
- Built Heritage BH1c)

#### OFFICER'S ASSESSMENT

The proposal consists of providing a garden shelter for the applicant, where it will be positioned just forward of the existing dwelling in the garden area. The purpose will be to use as an ancillary to the existing house for sitting out. The overall design is of a good quality with a hip roof and materials generally used in construction, with the appearance of the building not detracting away from the amenity of the existing development, nor adversely impacting the setting of the conservation area, therefore it can be supported.