

Planning Officer's Report – LDCA NOVEMBER 2021

| | |
|--------------------------|--|
| APPLICATION | 2021/74 – Proposed Extension to Existing House and Retaining Wall. |
| PERMISSION SOUGHT | Permission in Full |
| REGISTERED | 9 th September 2021 |
| APPLICANT | Violet Stevens |
| PARCEL | HTH0030 |
| SIZE | 0.16 acres (690m ²) |
| LOCALITY | Half Tree Hollow |
| ZONE | Intermediate |
| CONSERVATION AREA | None |
| CURRENT USE | Private Residence |
| PUBLICITY | The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 10th September 2021▪ A site notice displayed in accordance with Regulations. |
| EXPIRY | 24 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 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.

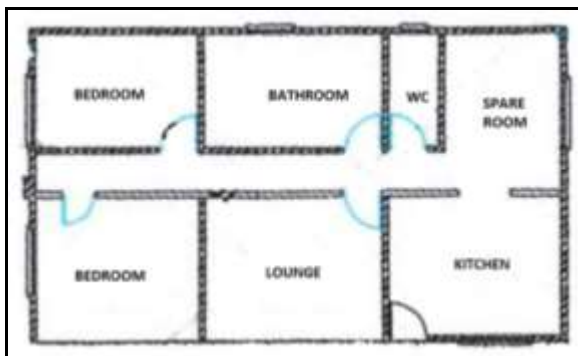
Diagram 1: Location Plan



EXISTING

The application site is on the north side of Evergreen Drive on the corner of the side-road junction. The existing building is a two bedroom bungalow with a shallow sloped dual pitched roof and sits in the northern corner of the plot, adjacent to the road that runs north-south to the site. The access to the site is from the south-west corner. The surrounding land has a gradual slope of approximately 5 degrees along the two road frontages and having no boundary wall or fence.

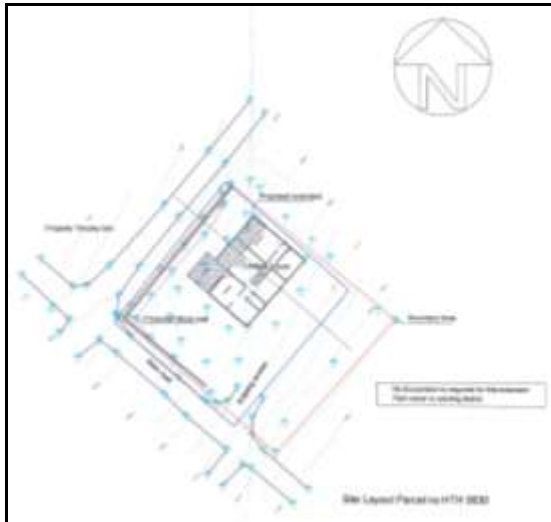
Diagram 2: Existing House Plan



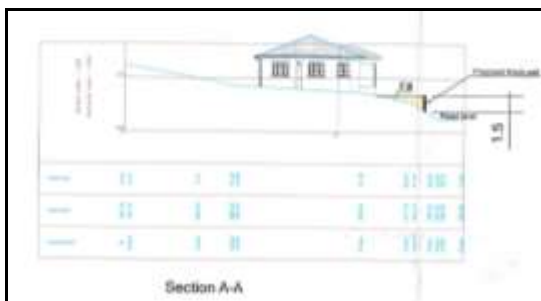
PROPOSAL

The proposal is to build an extension on the elevation fronting the side road that runs north-south of the site. The proposed extension will be for the length of this elevation of the existing house and will not require any site excavation. The proposal also includes construction of a retaining concrete block wall that will run along the north and west boundary street frontage adjacent to the main road to provide support to the soil infill within the enclosed area. The retaining block wall will require a structural design with the building control application and will need to be conditioned with regard to its appearance.

Diagram 3: Site Plan



Diagrams 4: Site Section



The building proposal consist of extensions to the existing bedroom and lounge, a new patio and a re-roof to the entire house.

The extension is on the North West side of the house and will require building up to correspond with the existing floor level, this additional height at the front of the house will be secured by the importing of top soil to create a yard at the front.

The new roof structure will sit approx. 1.5 metres above the existing at its ridge line, and will be different in design with a hipped section on the one side and a gable on the other, the new roof also has a smaller hipped section on the front over the proposed patio.

Diagram 5: Building Plan

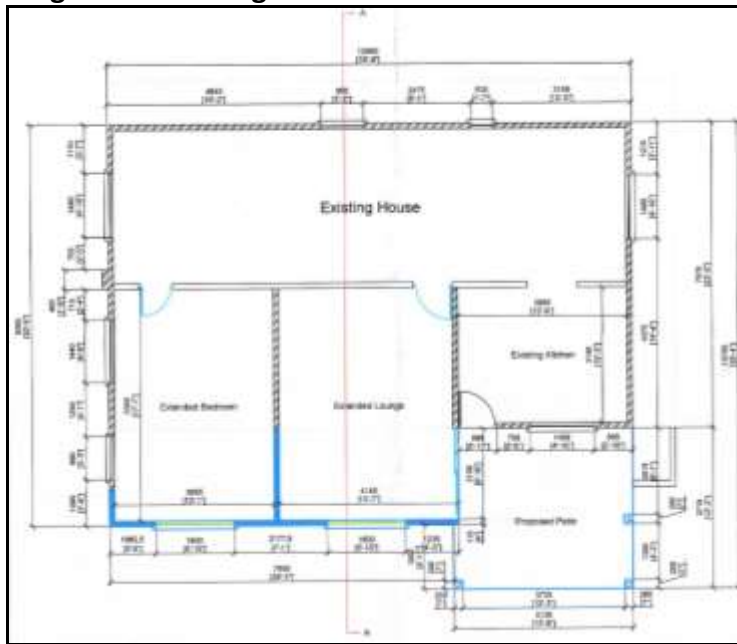
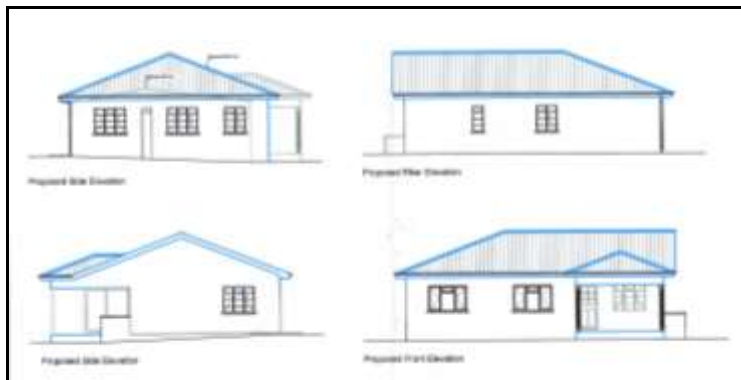


Diagram 5: Elevations



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

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.