

Planning Officer's Report – LDCA FEBRUARY 2022

APPLICATION	2021/93 – Proposed Two Storey Extension
PERMISSION SOUGHT	Full Permission
REGISTERED	21 st October 2021
APPLICANT	Neil George
PARCEL	JT110017
LOCALITY	Barracks Square, Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown Conservation Area
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 22nd October 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	5 th November 2021
REPRESENTATIONS	None Received
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 - Comments
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 Response

B. PLANNING OFFICER'S APPRAISAL**LOCALITY & ZONING**

The application site is located directly opposite the Crèche within the Barracks Square, Jamestown. The property is designated within the Intermediate Zone and proposed Jamestown Conservation Area.

Diagram 1: Location Plan**EXISTING SITE**

The property is a semi-detached bungalow, consisting of a garage at the front, kitchen, lounge, two bedrooms, shared bathroom and conservatory. Extensions has been carried out over the years, where the courtyard has been enclosed to create a garage and extension carried out on the rear. The roof is of a gable design and made from asbestos.

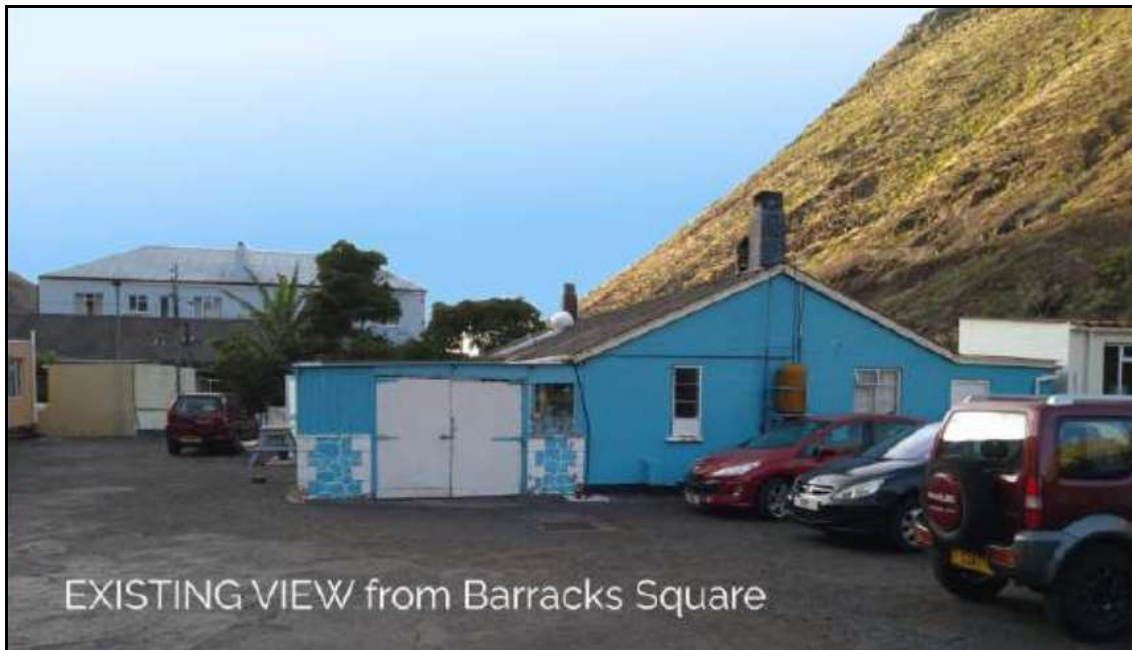
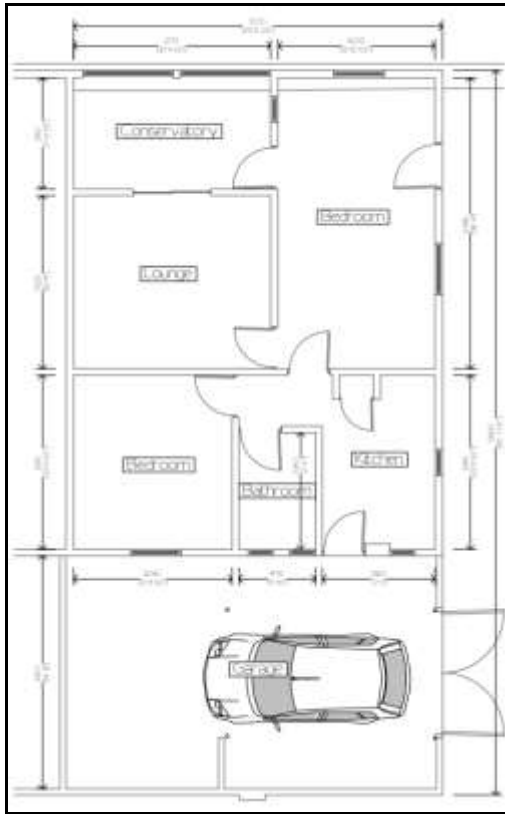
Diagram 2: Street view of Existing Property

Diagram 3: Existing Floor Layout



THE PROPOSAL

The request is to undertake a two storey extension to the property. This will consist of changes within the ground floor layout. Currently the inside wall separating the property from the neighbour is also the party wall. The applicant has proposed to construct the supporting wall inside of the party wall, not only to support the first floor but to allow the opportunity for the neighbour to carry out a two storey extension as well. The proposed ground floor layout will comprise a garage in the same location, however will incorporate a single door directly into the house. Adjacent to this door will be one of two entrances into the property. An open planned kitchen, dining and lounge area is proposed, where most of the internal wall has been demolished with exception to what was the original bedroom and bathroom, now a toilet and utility room. Additional and larger glazing has been proposed. The staircase will be positioned on the northern wall inside of the lounge. From entering onto the first floor landing, directly in front is bedroom 2 consisting of a built in closet and patio. Next to this is bedroom 3, then further down the corridor is a shared bathroom, toilet and study area. Lastly is the master bedroom with en-suite, walk in closet and patio.

In terms of materials to be used, the external walls will be constructed from concrete blockwork, rendered then painted in a light grey colour. The roof is of a hip design and will be made from IBR sheeting in dark slate grey colour. Windows and doors will be constructed from UPVC.

Diagram 4: Proposed Ground & First Floor Layout

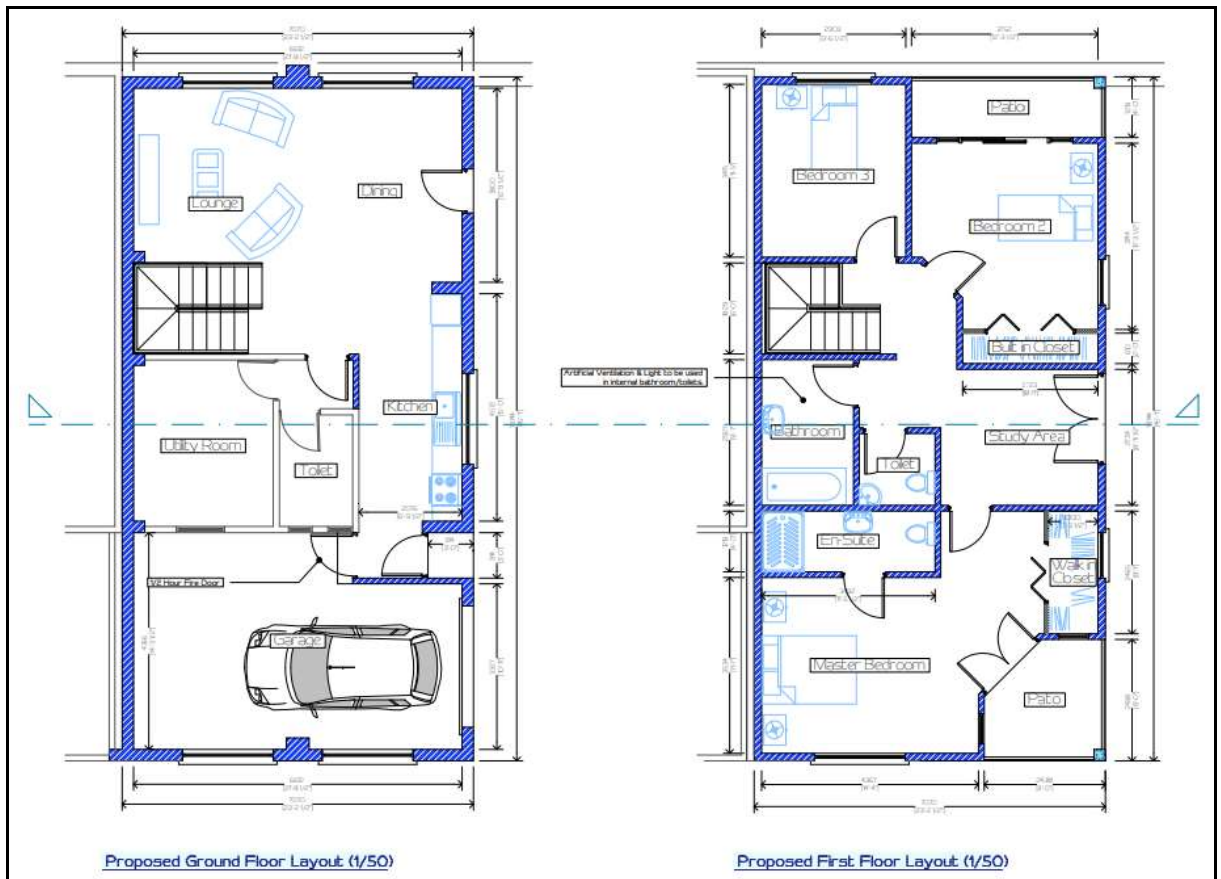


Diagram 5: Proposed Elevations



STAKEHOLDER CONSULTATION

No representations was received from the public or neighbours, who was consulted on the proposed development. Comments was recieved from a single stakeholder.

Roads Section: this representation makes following observations:

‘Applicant is to be fully responsible for any storm water flowing from the existing public road onto the property and should bear the cost of installing drains as appropriate. If appropriate, conditions should also require the applicant to be fully responsible for managing any storm water that falls on the development site. Storm water shall not be discharged onto the public highway/ or to be a nuisance to property owners below them.’

Diagram 6: Concepts from Side Path Road & Upper Jamestown Street



Diagram 7: Concepts from Barracks Square



POLICY CONSIDERATION

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

- Intermediate Zone: Policies IZ1 (a, b, g)
- 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

- Built Heritage Policy: BH1 c)

OFFICER ASSESSMENT

In assessing this development, the applicant has addressed the design as follows concerning the Intermediate Zone policy. In terms of the 'siting' and 'scale' of the development, the footprint of the proposal is no larger than before however, the floor area has now doubled and increase in height. The developer believes this proposal compliments existing properties on the opposite (western) side of the Barracks. These previous developments were also terraced bungalows that were extended to two storey buildings. It is not felt that this new extension would dominate the Barracks area as a whole, as there are quite a few properties surrounding the proposal that are equal in scale. Concerning the 'proportion' of the development, a roof pitch of 30 degrees (slightly higher than normal) was chosen to suit the proportion of the two-storey building. Due to the length and height of the building, all elevations would have a large area, therefore it was planned to have taller elongated windows to reduce the area of the exterior wall, resulting in a more uniformed and balanced appearance. Furthermore, the hip roof design was proposed as it coincides with Moores Flats, Barracks Warehouse and the terraced bungalows to the west.

It is of the officer's opinion that although two-storey development is present within the Barracks, the scale of the existing development particularly on the western side is not as prominent as this proposal, where it is broken down with lean-to structures facing eastwards. However if one has to compare the existing two storey buildings on the western side and this proposal, the latter is more aesthetically pleasing and of a quality design.

Lastly, in assessing the visual impact of the development on the setting of the area, it is inevitable that the building will be prominent and potentially overpowering from within the Barracks especially when in close proximity. Viewing the development from the street side, the first floor and ridgeline will be visible with a similar impact to the current two-storey building closest to the main road, and could be mitigated with an appropriate external wall colour. The view from Side Path Road in the officer's opinion does not have an adverse impact on the setting of the area.

In conclusion, the Authority needs to weigh up whether the regeneration of the Barracks Square is something that is needed via this proposal, or will this development adversely impact the setting of the conservation area and therefore should be refused.