

Planning Officer's Report - LDCA FEBRUARY 2022

APPLICATION	2021/99 – Renewal of Development Permission 2016/38 (Extension of the Existing House to form a Verandah, Conservatory & Change in Roof Profile)
PERMISSION SOUGHT	Full Development
REGISTERED	16 th December 2021
APPLICANT	Robert John Bedwell
PARCEL	LWN0184
SIZE	0.35 acres (1,416m ²)
LOCALITY	Ropery Field
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper – 17th December 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	6 January 2022
REPRESENTATIONS	Public Representation
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 Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	No Response

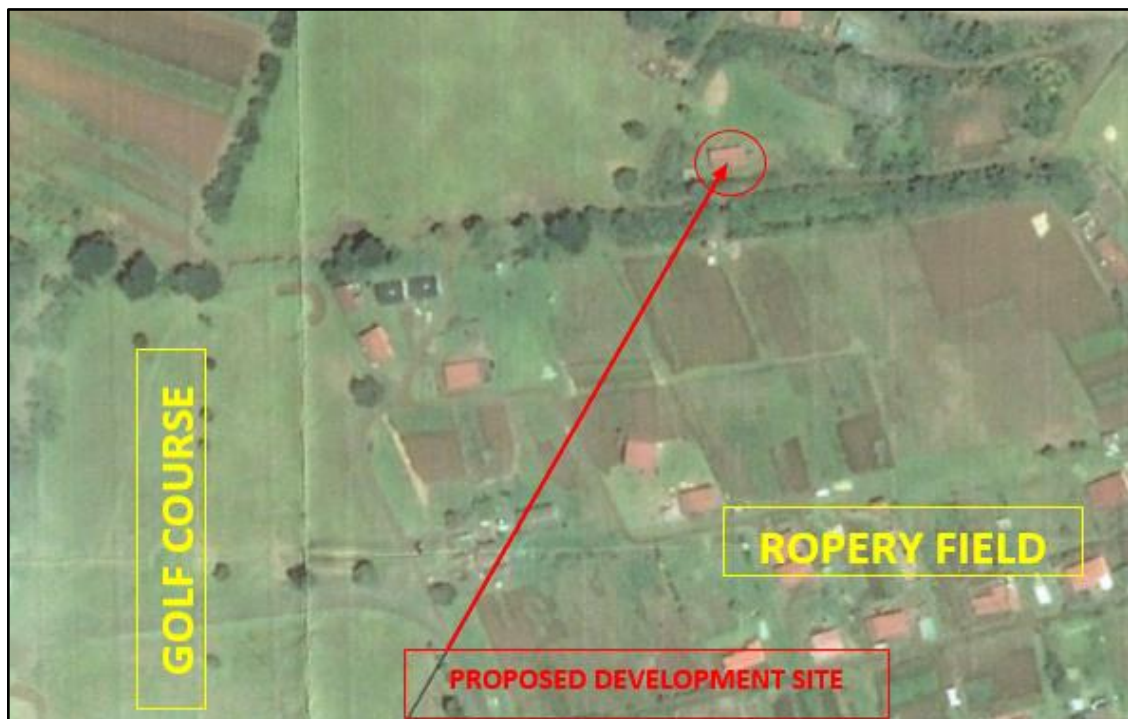
11. Sustainable Development	No Response
12. National Trust	No Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is located at Ropery Field within the Longwood North Registration Section. The site falls within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



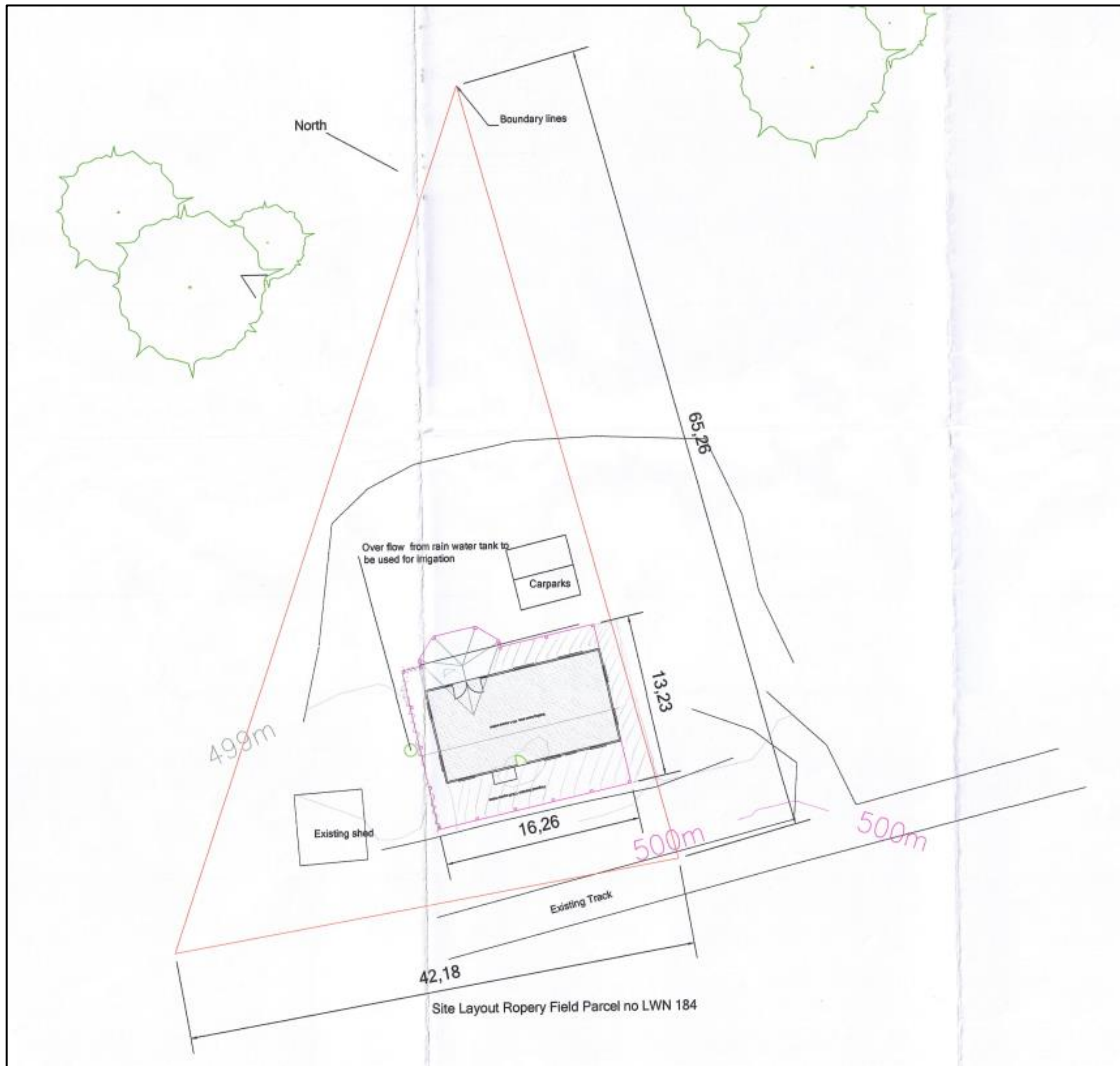
THE PROPOSAL

This development application is seeking renewal of the previously approved full development permission for an extension to the applicant's existing house for a proposed veranda and conservatory and resultant change of roof profile (application 2016/38).

The development site is characterised by low density residential development in combination with small-scale agricultural activity. The house is completely shielded from other surrounding development (houses) and the proposed development will have little to no impact on surrounding development.

No cut-and-fill operations to be conducted as a result of the proposed extensions.

Diagram 2: Site Plan



The applicant proposes the construction of an enclosed veranda to the north (front) and eastern side of the house and an open veranda on the southern / rear side. The proposed conservatory will be located on the northern / front side of the house leading to the front door.

The existing apex height will be raised by approximately 2.5m with the conservatory to be at a lower elevation to the main house. The increase of apex height is not regarded detrimental to surrounding amenities.

Building materials to be used have been clearly outlined encompassing concrete blocks (plastered and painted) and IBR profile roof sheet on timber support. The design, style and aesthetics are similar to dwellings within the area.

Diagram 3: Building Plan

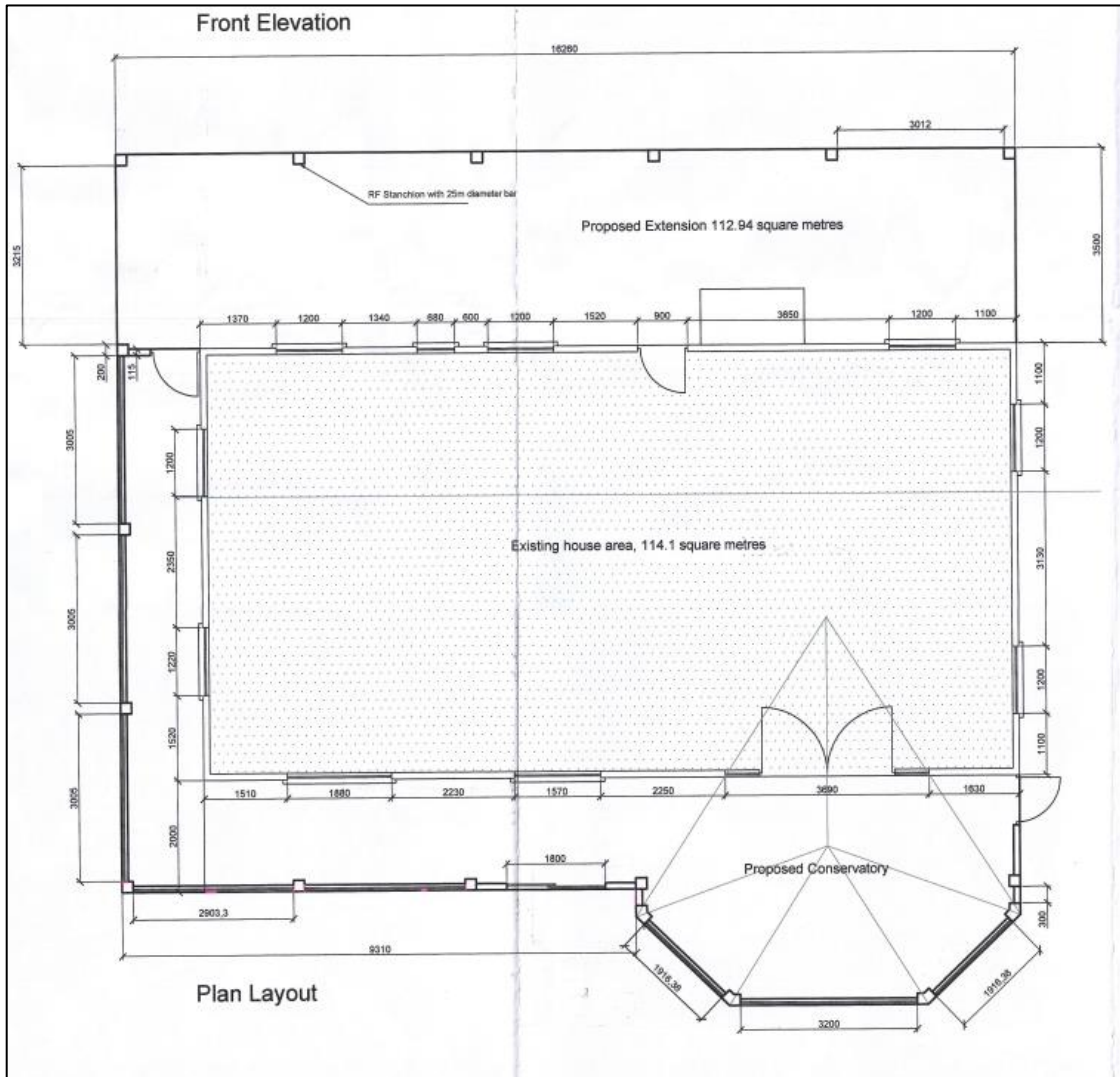


Diagram 4: Elevations



REPRESENTATIONS

No representations were received from neighbouring properties or stakeholders.

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
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7

OFFICER ASSESSMENT

In reviewing both the assessment carried out under the original application (2016/38) and the assessment conducted above for renewal permission, no development restrictions has transpired with the envisaged land-use, siting, scale or proportion of the proposed development. Additionally, the design details and external materials proposed on the original application are not regarded to be materially damaging to the amenity of the surrounding area as a whole.