

## Planning Officer's Report – LDCA MARCH 2022

<b>APPLICATION</b>	2022/05 – Proposed Bedroom & Patio Extension
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	20 <sup>th</sup> January 2022
<b>APPLICANT</b>	Joshua Young
<b>PARCEL</b>	HTH0217
<b>SIZE</b>	0.24 acres (982m <sup>2</sup> )
<b>LOCALITY</b>	Near White Wall (Half Tree Hollow Registration Section)
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Existing House
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper on 20<sup>th</sup> January 2022</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	3 <sup>rd</sup> February 2022
<b>REPRESENTATIONS</b>	None
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection (Condition)
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	Not Consulted
11. Sustainable Development	No Response

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

**B. PLANNING OFFICER’S APPRAISAL**

**LOCALITY & ZONING**

The application development site is situated on privately owned land with the proposed development located to the east (rear) of the existing family house south west of White Wall, Half Tree Hollow. The site is designated within the Intermediate Zone and not within any proposed conservation area.

**Diagram 1: Location Plan**



**THE EXISTING**

The existing is a two bedroom semi-detached split-level house.

**Diagram 2: Image of the existing house**



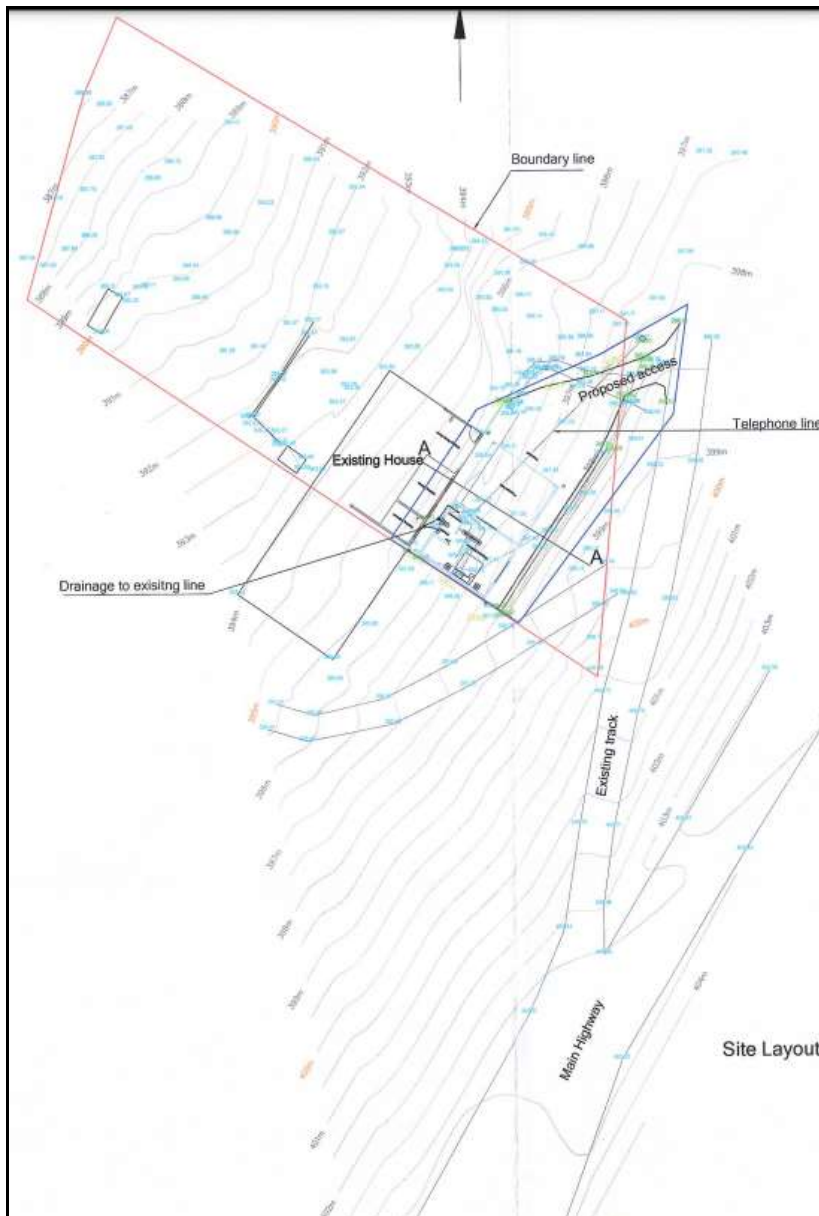
## THE PROPOSAL

The site boundary is large enough to accommodate the proposed extension works. However, due to the neighbours concrete access road traversing the development site a retaining wall will be required to support the more than 60 degree excavated embankment, if approved this will be conditioned.

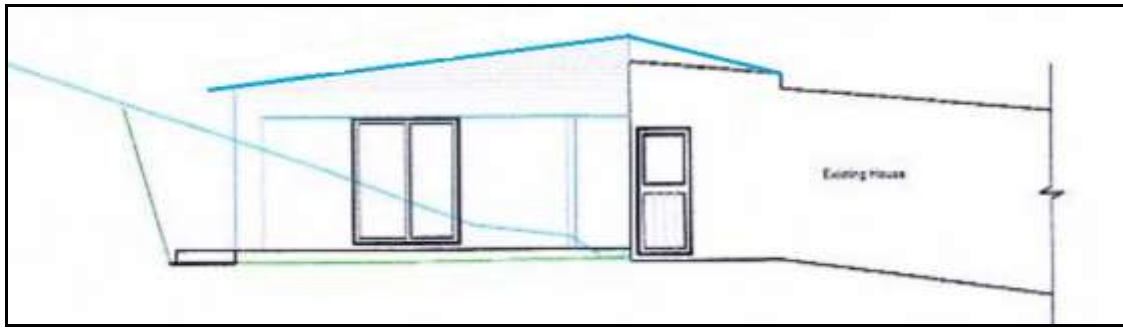
Site excavation works are proposed to the rear of the development, which will join with the proposed access excavation. Embankment height is proposed at approximately 2500mm at its highest point.

Sewerage is proposed to be connected into the line coming from the existing bathroom at the front of the existing house which terminates in a septic tank to the north. Connect St Helena has no objection to connecting into the sewer line from the existing house as the number of occupants will be less than what was original when the initial sewerage system was put in place.

**Diagram 3: Site Plan**

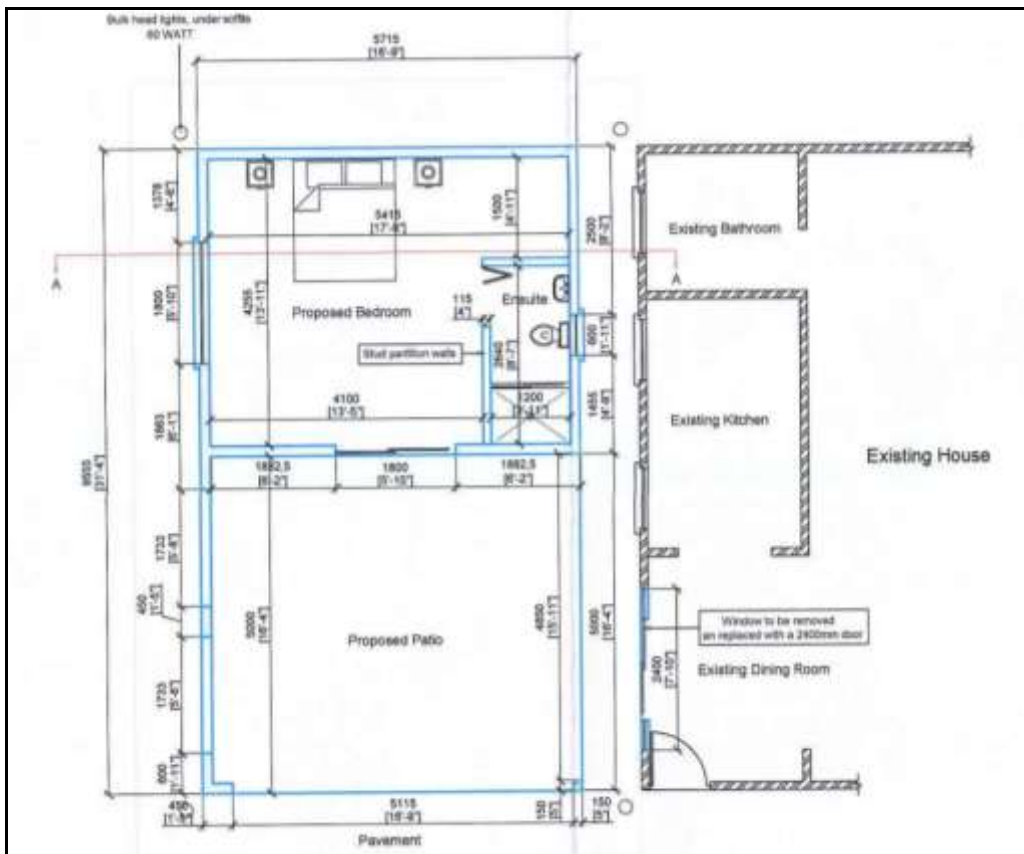


**Diagram 4: Site Section**



It is proposed to construct an extension to the rear of the existing house consisting of a bedroom with an ensuite bathroom and a covered patio. While the proposed structure is separate to the existing house structure, the proposed roof connects to the existing house and creates an external appearance of one building with an adjustment to the existing roof profile. The proposed window to door conversion in the existing dining room will allow through and through access from the proposed extension therefore, rendering it one house.

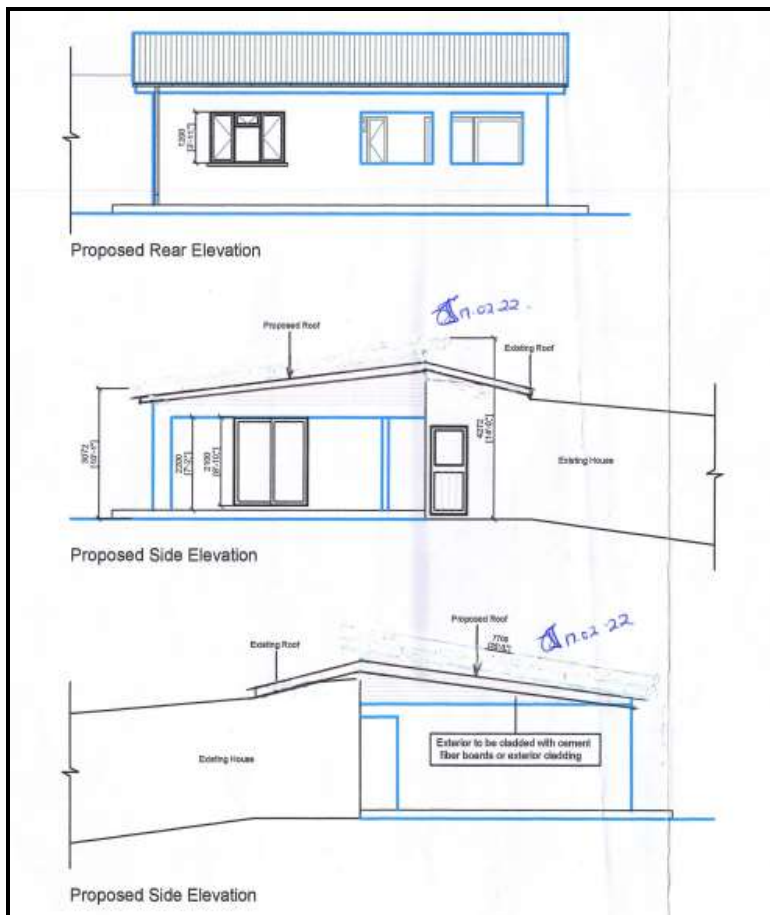
**Diagram 5: Building Plan**



**Diagram 6 – Proposed Elevations (Initial Submission)**



**Diagram 7: Proposed Elevations (Revised Submission)**



## **REPRESENTATIONS**

No Representations were received.

## **STAKEHOLDER FEEDBACK**

Condition - Connect Saint Helena:

“Mr Young has been advised that he won’t be allowed to connect to the CSH communal sewer at this time, however it will be ok if he plan to utilise the existing sewer connection that is currently in use on the existing house. This will need to be indicated on the plan before approval is given.”

Comment – Sure SA Ltd:

“The applicant can contact SURE SA Ltd to investigate relocating the dropwire if this is required during construction”

## **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**

Many modern homes are now featuring mono pitched roofs set at different angles and different levels within the one development which adds expressive character. However, in this development the mono pitched roof design originally submitted did not create an appearance that was acceptable in terms of scale and massing. After discussions with the applicant a different roof profile design was adopted that creates an appearance that doesn’t reflect on the extension as an afterthought.

There are concerns about the width of the gap between the two buildings regarding whether there will be sufficient light into the existing kitchen, this will be address under building regulations and a larger window can be proposed if necessary thus not requiring a change in design to the proposed extension.

Overall the development complies with the LDCP policy and creates an appearance that is acceptable in terms of siting, orientation, scale and massing and therefore can be supported.