

## Planning Officer's Report - LDCA MAY 2022

<b>APPLICATION</b>	2022/17 – Proposed Conservatory and Window Replacement
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	24 March 2022
<b>APPLICANT</b>	Russel Clingham
<b>PARCEL</b>	HTH0001
<b>SIZE</b>	0.24 acres
<b>LOCALITY</b>	Ladder Hill
<b>LAND OWNER</b>	Russell Clingham
<b>ZONE</b>	Intermediate Zone
<b>CONSERVATION AREA</b>	Heritage Coast NCA
<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 24 March 2022</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	7 April 2022
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / 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	Not Consulted
11. Sustainable Development	No Response

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

**B. PLANNING OFFICER'S APPRAISAL**

**LOCALITY & ZONING**

The proposed development site is located in the Ladder Hill registration section within the Intermediate Zone where relevant IZ1 policies apply such as serviceability and impact on neighbouring amenity. It is also within the Heritage Coast National Conservation Area (NCA).

**Diagram 1: Location Plan**



**PROPOSED DEVELOPMENT**

Both the conservatory at the rear of the house and the windows on the house front, rear and side elevations are proposed to be replacement development.

No excavation is required.

**CONSERVATORY:** The existing timber framed conservatory has been removed and the applicant proposes to replace it with a concrete block structure. The proposed conservatory is larger than the existing allowing for the existing and proposed buildings to align. The roof height will remain the same as the existing.

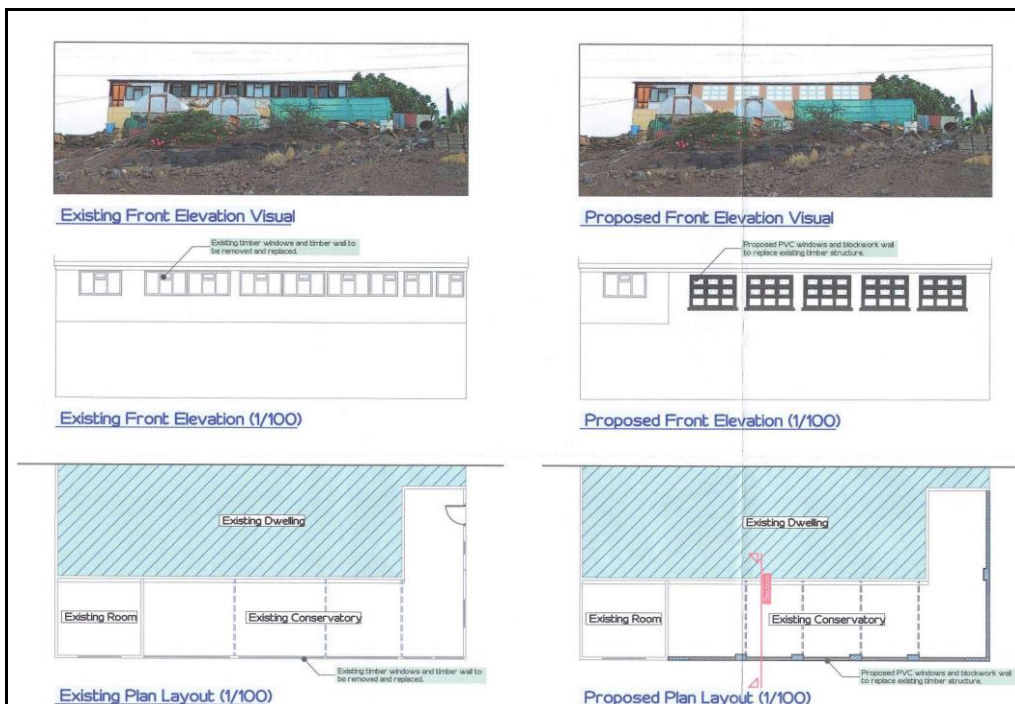
WINDOWS ON THE REAR ELEVATION: The proposal is to replace the existing Perspex glazed and louvered windows with pvc windows.

**Diagram 2: Existing & Proposed Plan & Elevations (CONSERVATORY)**



WINDOWS ON THE FRONT & SIDE ELEVATION: The existing timber framed wall and timber windows are proposed to be removed and replace with pvc windows. The wall will be reconstructed using concrete blocks, rendered and decorated to mirror the existing house.

**Diagram 3: Existing & Proposed Plan & Elevations (WINDOW REPLACEMENT)**



## **REPRESENTATIONS**

No representations were received from any statutory body or members of the public, including immediate neighbours.

## **LEGAL AND POLICY FRAMEWORK**

The relevant policies of the Land Development Control Plan (LDCP 2012 - 2022) that are applicable in the assessment of the proposed development are set out below:

- Intermediate Zone: Policies IZ1 (a, b, f, g and h)
- Built Heritage: Policy BH1 (c,)

## **OFFICER'S ASSESSMENT**

While the proposed development is within the Heritage Coast National Conservation Area (NCA) the building is of no historical value and does not affect the character or amenity of the conservation area.

The development as a whole complies with the relevant policies above and therefore can be supported.