

Planning Officer's Report - LDCA MAY 2022

APPLICATION	2022/19 – Proposed change of use from single dwelling into two dwelling units
PERMISSION SOUGHT	Full Permission
REGISTERED	7 March 2022
APPLICANT	Sylvia Benjamin
PARCEL	HTH0177
SIZE	0.18 acres
LOCALITY	Half Tree Hollow
LAND OWNER	Sylvia Benjamin
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Existing Dwelling House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 8 March 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	22 March 2022
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	Objection (See Email Correspondence under Representations)
3. Fire & Rescue	No Response
4. Roads Section	No Response
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

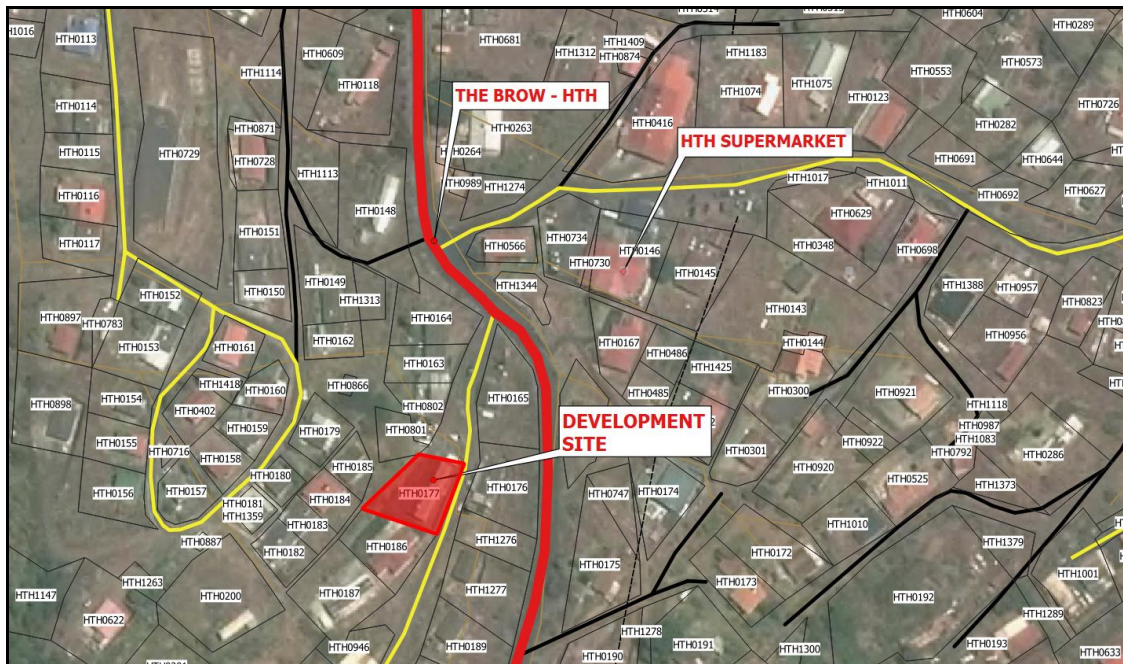
10. Aerodrome Safe Guarding	Not Consulted
11. Sustainable Development	No Response
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

The proposed development site is located below Clinic Drive near the Half Tree Hollow Clinic, within the Intermediate Zone where relevant IZ1 policies apply such as serviceability and impact on neighbouring amenity. There are no Conservation Area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The proposal is to demolish two walls at the rear of the existing house and extend the kitchen and converted lounge out to the line of the existing veranda and to add a window to the west side bedroom.

Internally the house layout lends itself to becoming two separate units with only minor alterations.

Concrete blockwork construction materials for the extension will match the existing house.

Diagram 2: Plan

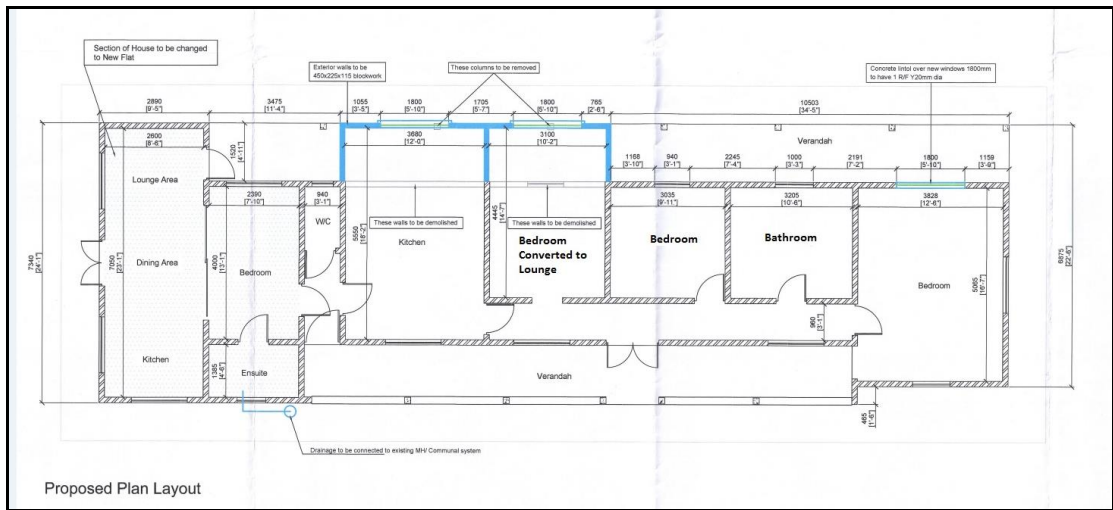
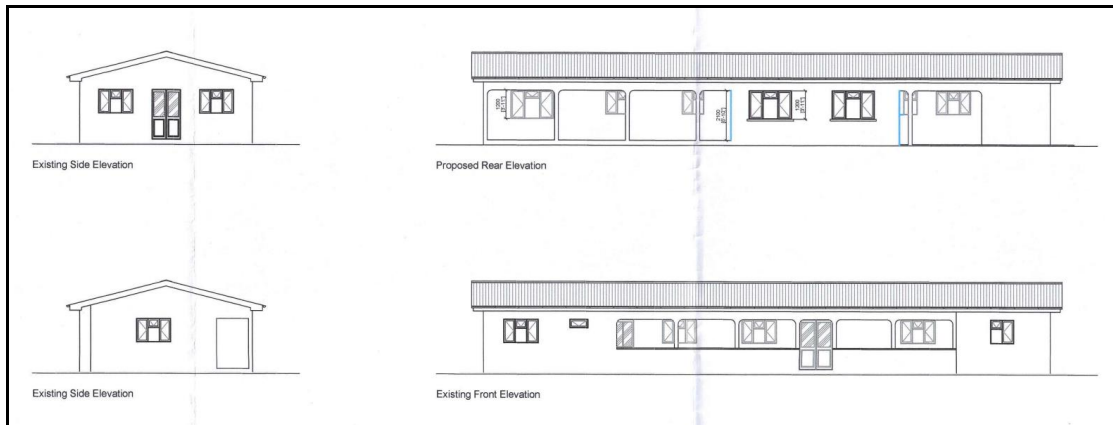


Diagram 3: Elevations



REPRESENTATIONS

No representations were received from any statutory body or members of the public, including immediate neighbours. However, the following decision was reached after communication between the applicant along with the Ag CPO and Connect St Helena:

Connect St Helena: “if the applicant is going to apply for a new connection it won’t be approved by Connect however if she tap into her existing connection it will be fine.”

Officers Response: The house is currently 3 bedrooms and the applicant wants to convert some rooms to allow for the formation of a separate flat. The other part of the house will remain as a 2 bedroom. The alterations and conversion will not create additional bedrooms thus not increasing the number of users, also the application is not for a new connection to the communal sewer system.

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:

Report Author: P Scipio
 Authorised by: S Williams (Ag CPO)
 Application 2022/19

- Intermediate Zone: Policies IZ1 (a, b, f, g and h)
- Water: Policy W2
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7

OFFICER'S ASSESSMENT

The bedroom and converted lounge extension creates an appearance that is acceptable in terms of siting, orientation, scale and massing and forms a coherence with the existing. The development complies with the housing policy H.9 and IZ1(a) and therefore can be supported.