

Planning Officer's Report - LDCA JUNE 2022

APPLICATION	2022/24 – Proposed Extension & Change of Roof
PERMISSION SOUGHT	Full Permission
REGISTERED	5 May 2022
APPLICANT	Samara Leo
PARCEL	HTH 1343
LOCALITY	Nr Half Way, St Pauls
LAND OWNER	George Leo
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 6 May 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	23 May 2022
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
5. Property Division	No Objection
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
- 14. Heritage Society

- No Objection
- No Response

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

The proposed development site is located west of High Knoll Fort and below the access road to Upper Cow Path, 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



EXISTING

The existing is a two bedroom house constructed mostly from stone and mud with some additional add-on’s carried out in later years. The roof is mono-pitched sloping to the front of the house. There is a fully functional septic tank and soakaway that will be used for the additional bathroom and wet room extensions. Access to the house is via steps at the front leading of a vehicle access below.

Diagram 2: Existing Layout



PROPOSED DEVELOPMENT

The proposal will consist of carrying out extensions and alterations to the house to create a more functional living space. There will be alterations in what was the northern bedroom, where partition will create a bathroom and closet space. The existing bathroom will be enlarged and converted to a bedroom. The enclosed verandah will be removed and enlarged to create a patio area with the original dining area made a kitchen. The vacant room will be partitioned to create a bedroom and wet room. As a result of the additions, the developer has proposed to change the roof style to a gable design. The roof coverings will be made from IBR and the external walls for the proposed development will be made from concrete blockwork.

No changes are proposed in terms of dealing with sewerage and electricity/water connections are present at the property.

Diagram 3: Site Plan

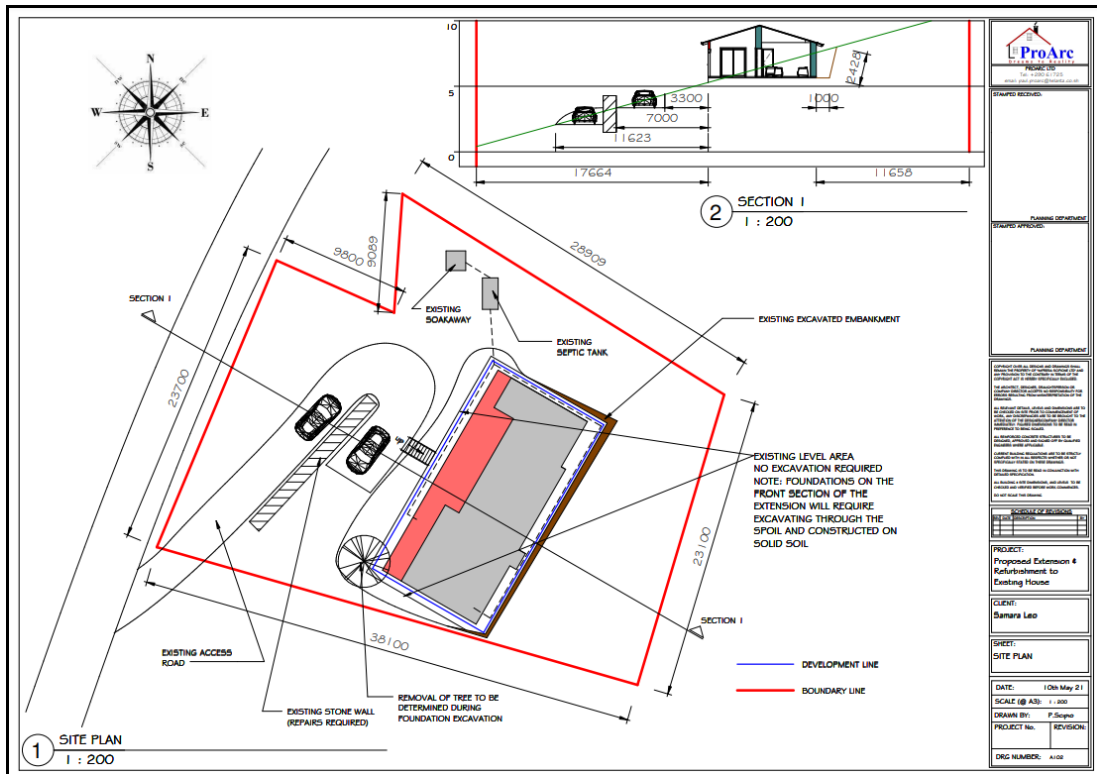
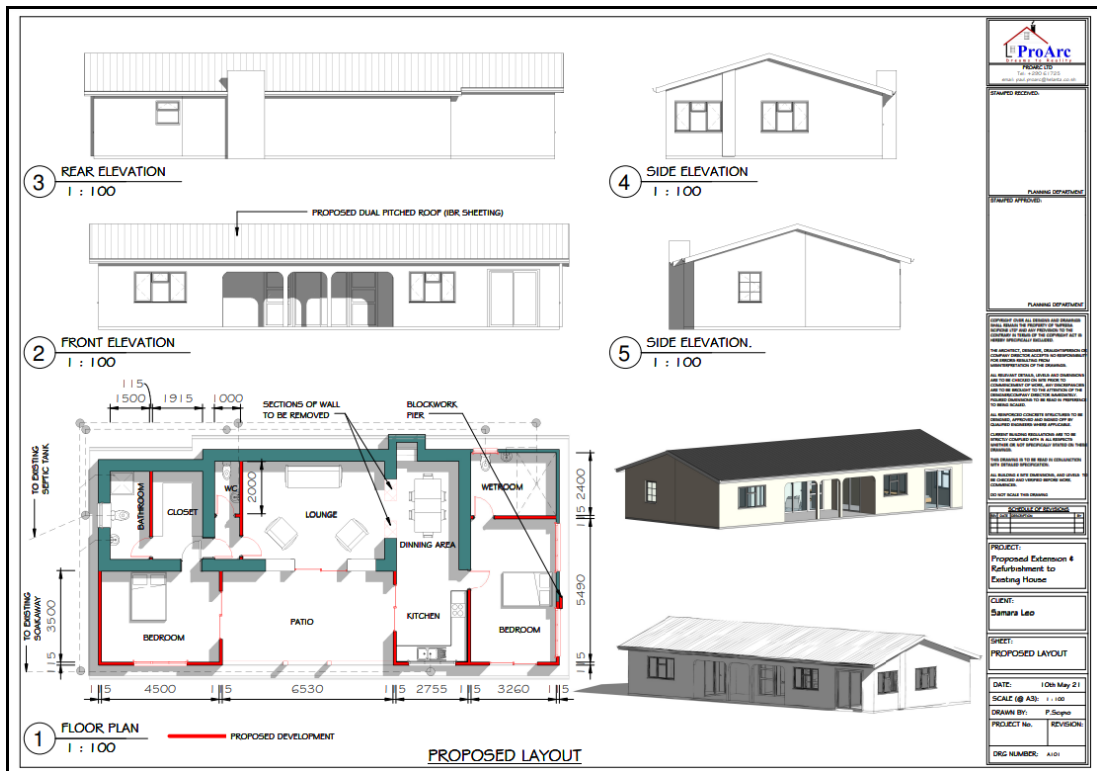


Diagram 4: Building Plan & Elevations



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)
- 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

In assessing this development, the proposal complies with the Intermediate Zone policies, where there is no excavation proposed, the building in its design will become more functional and of a modern appearance. The building will be coherent in terms of its design and appearance within itself and neighbouring properties, therefore can be supported.