

Planning Officer's Report - LDCA JUNE 2022

APPLICATION	2022/27 – Proposed Alterations and Extensions to Existing House
PERMISSION SOUGHT	Full Permission
REGISTERED	5 May 2022
APPLICANT	Kayleigh Crowie
PARCEL	RV0072
LOCALITY	Ruperts Valley
LAND OWNER	Kayleigh Crowie
ZONE	Coastal 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 Response
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

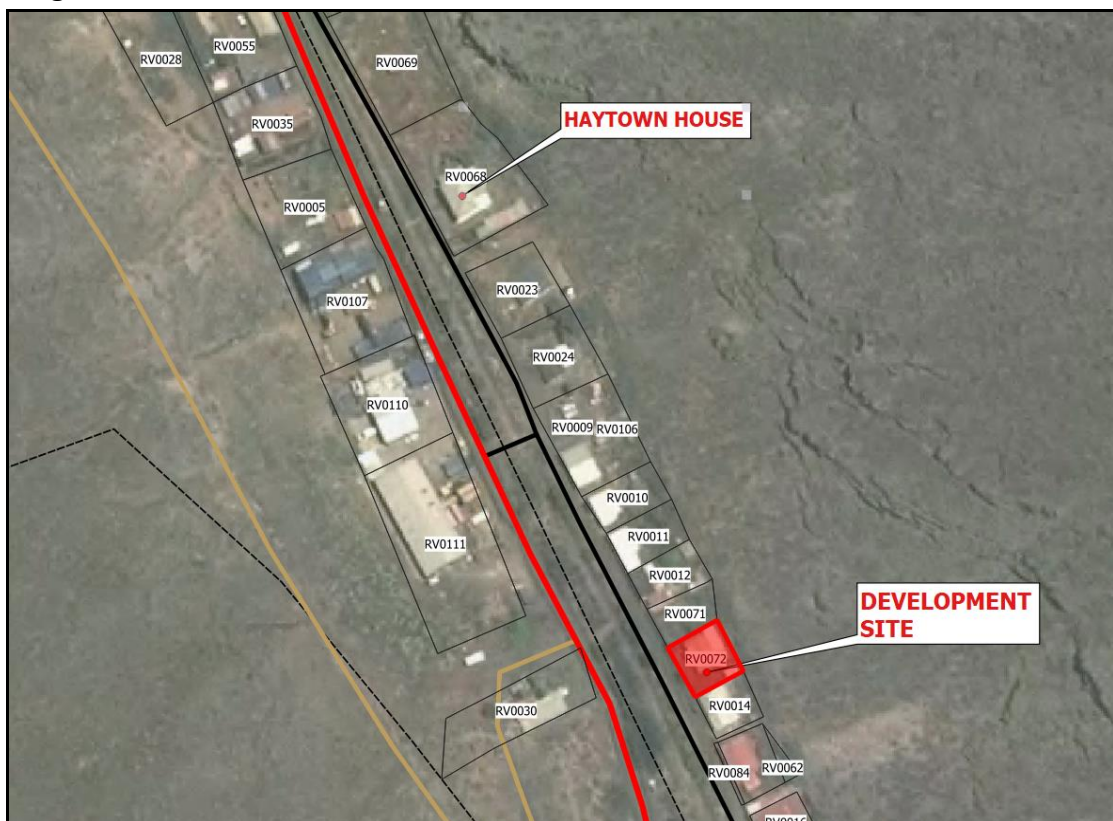
12. National Trust	No Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The proposed development site is located in Rupert's Valley approximately 160m south of Haytown House. The plot forms part of an existing linear development along the eastern side of Rupert's Valley. The site is designated within the **Coastal Zone** where relevant CZ.3 policies apply such as coherency with other buildings that are visible within 250 metres. There are no Conservation Area restrictions.

Diagram 1: Location Plan



Existing: The existing house as seen below is a traditional type bungalow with a dual pitched roof. The walls are constructed from 115mm concrete blockwork with 8 pane steel windows and a corrugated iron roof. The section that protrudes at the front is a possible later extension to the house. While there isn't any overhang on the roof, the presence of a timber fascia and not individual steel gutter brackets connected to the wall is additional evidence of the more modern time period of this house.

The makeshift lean-to extension on the rear was a later addition to the original house and thus the lean-to roof and ceiling heights are not within building regulation parameters.

As seen from the external appearance the house is in need of a refurbishment.

Diagram 2: Image of Existing House



PROPOSED DEVELOPMENT

The proposal is to:

1. Demolish the two front walls on either side and rebuild to allow alignment along the front of the house. The frontal appearance will change to having the main door on the left with two windows to the right.
2. Demolish the makeshift lean-to structure at the rear of the house and construct a toilet, utility room and patio.
3. Construct a carport on the south gable.
4. Change all 8 pane steel windows for white aluminium with the traditional design of open sash and fanlights.
5. Remove the existing roof, construct new gables to create higher eaves and ridge line. Construct new roof.

All wall construction materials are concrete with a cement render, the roof will be inverted boxed rib metal sheeting.

No additional site excavation is required.

Drainage from the proposed toilet and utility will be connected to the existing communal system. Rain water collection to storage tanks.

Diagram 3: Plan (Proposed)

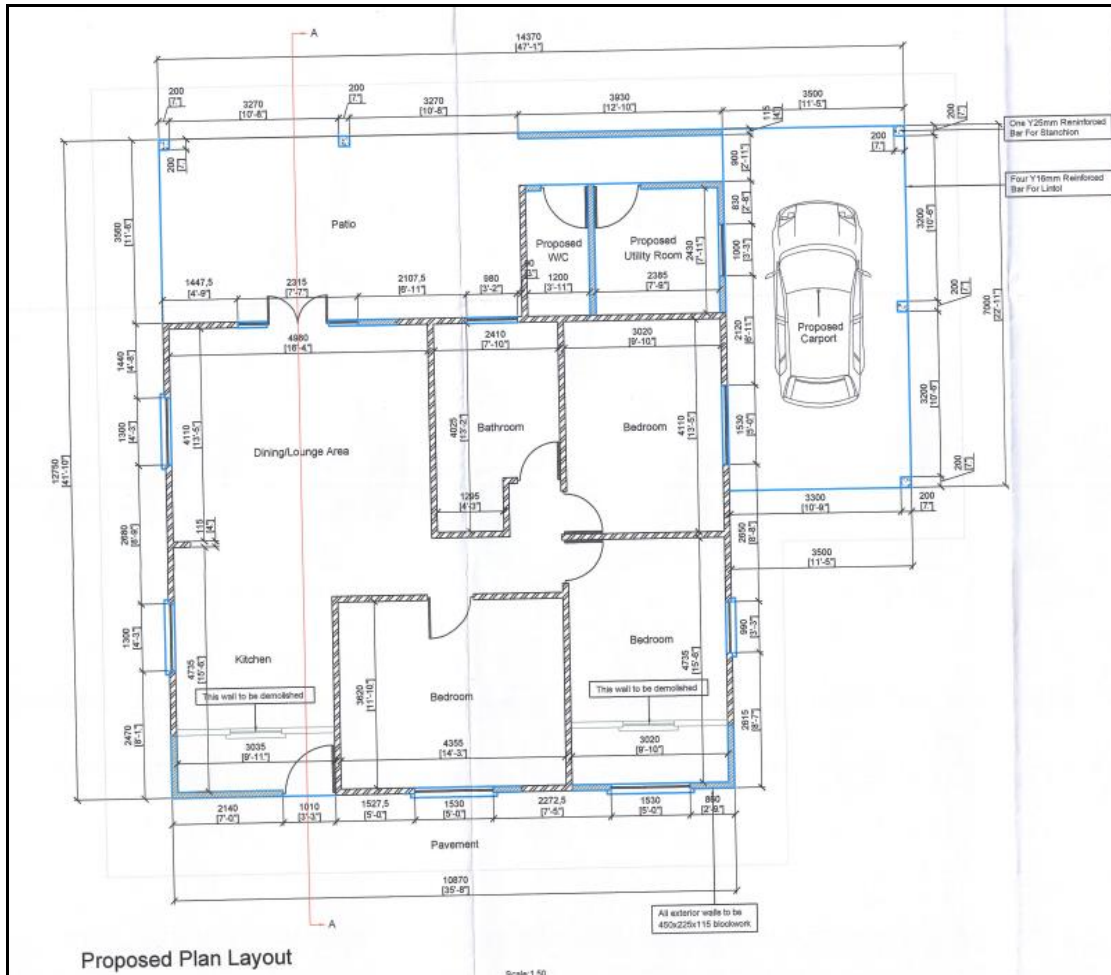
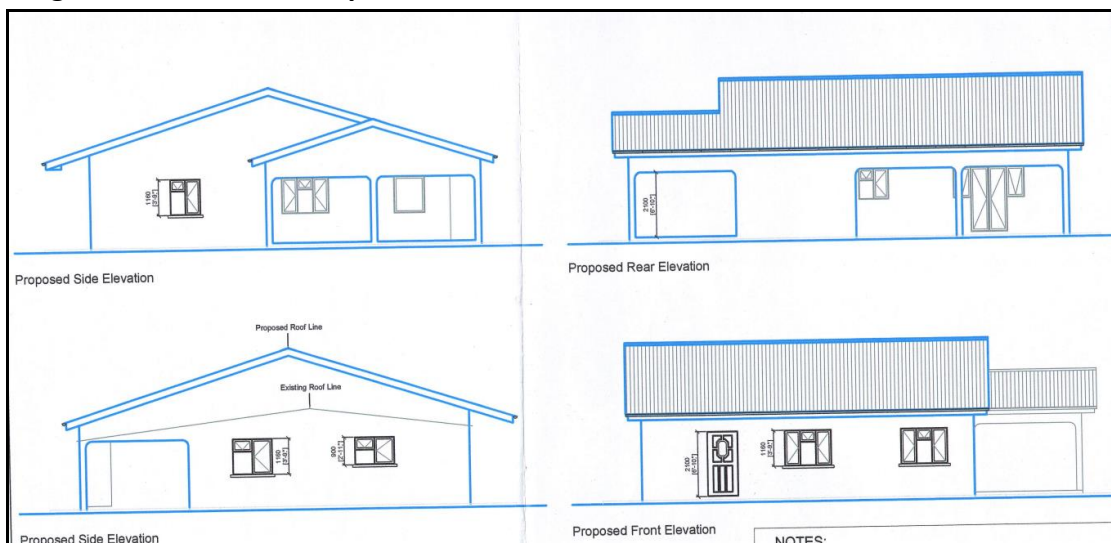


Diagram 4: Elevations Proposed



REPRESENTATIONS

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

POLICY CONSIDERATION

The proposed development is assessed against the LDCP Policies set out below:

- Coastal Zone Policy CZ1 & CZ.3
- Housing: Policy H.3 & 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

While some of the houses in Ruperts Valley does have historical value with its stone and mud/lime wall construction and mono pitched roofs, over the years there has been new houses built and refurbishments/alterations carried out to existing properties.

This house while older in appearance because of its style, with a low roof and small windows etc. was actually built in later years considering the building materials i.e. 115mm concrete blockwork, eight light steel windows and the corrugated iron roof.

As far as the character of the Ruperts Valley houses, this house finds itself in-between properties with completely different building and roof designs. To the north there are four stone and mud/lime buildings with mono pitched roofs and two modern bungalows with dual pitched roofs. The adjacent property and the one next to it to the south, both have dual pitched roofs and portrays a bungalow type appearance.

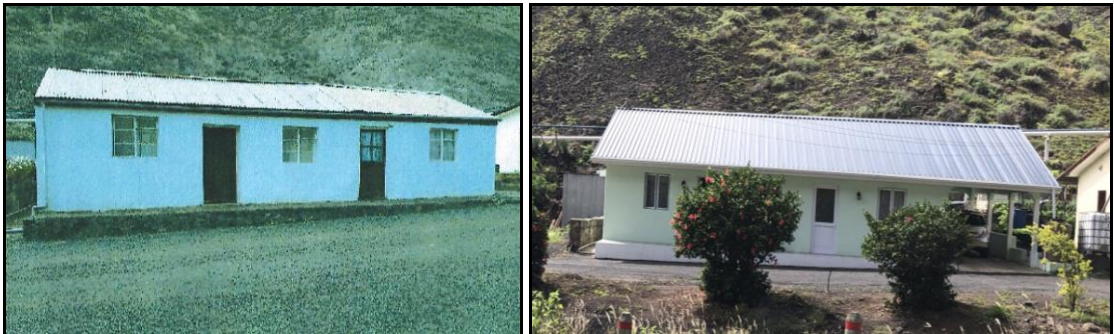
While there are that variety of age, design and materials within the surrounding buildings, in considering the Coastal Zone policy CZ.3f (*"in all cases where the development includes the construction of buildings, any buildings which are visible from any other building forming part of the development, or **visible from any existing building within 250m, shall be laid out and designed in their form, proportion, scale, details, external materials and landscaping such that they demonstrate a coherent form of development with such other building**"*)

it was considered that this development be assessed against the buildings directly adjacent.

Diagram 5: Image of the building adjacent to the south



**Diagram 6: Images of before & after conversion of the adjacent property
(Application 2019/78)**



It is considered that the development complies with the Coastal and Intermediate Zone Policies as listed above and therefore can be supported.