

## Planning Officer's Report - LDCA JULY 2022

<b>APPLICATION</b>	2022/30 – Construction of a Garage to Store Buses
<b>PERMISSION SOUGHT</b>	Permission in Full
<b>REGISTERED</b>	24 <sup>th</sup> May 2022
<b>APPLICANT</b>	Jeffrey Joshua
<b>PARCEL</b>	LWS0411
<b>LOCALITY</b>	Longwood Avenue
<b>LAND OWNER</b>	Hayley Jane Joshua (Sister)
<b>ZONE</b>	Intermediate Zone
<b>CONSERVATION AREA</b>	National Conservation Area (NCA)
<b>CURRENT USE</b>	Applicants Home Residence
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 26<sup>th</sup> May 2022</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	9 <sup>th</sup> June 2022
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	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 Response
5. Property Division	No Response
6. Environmental Management	No Objection
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	No Response



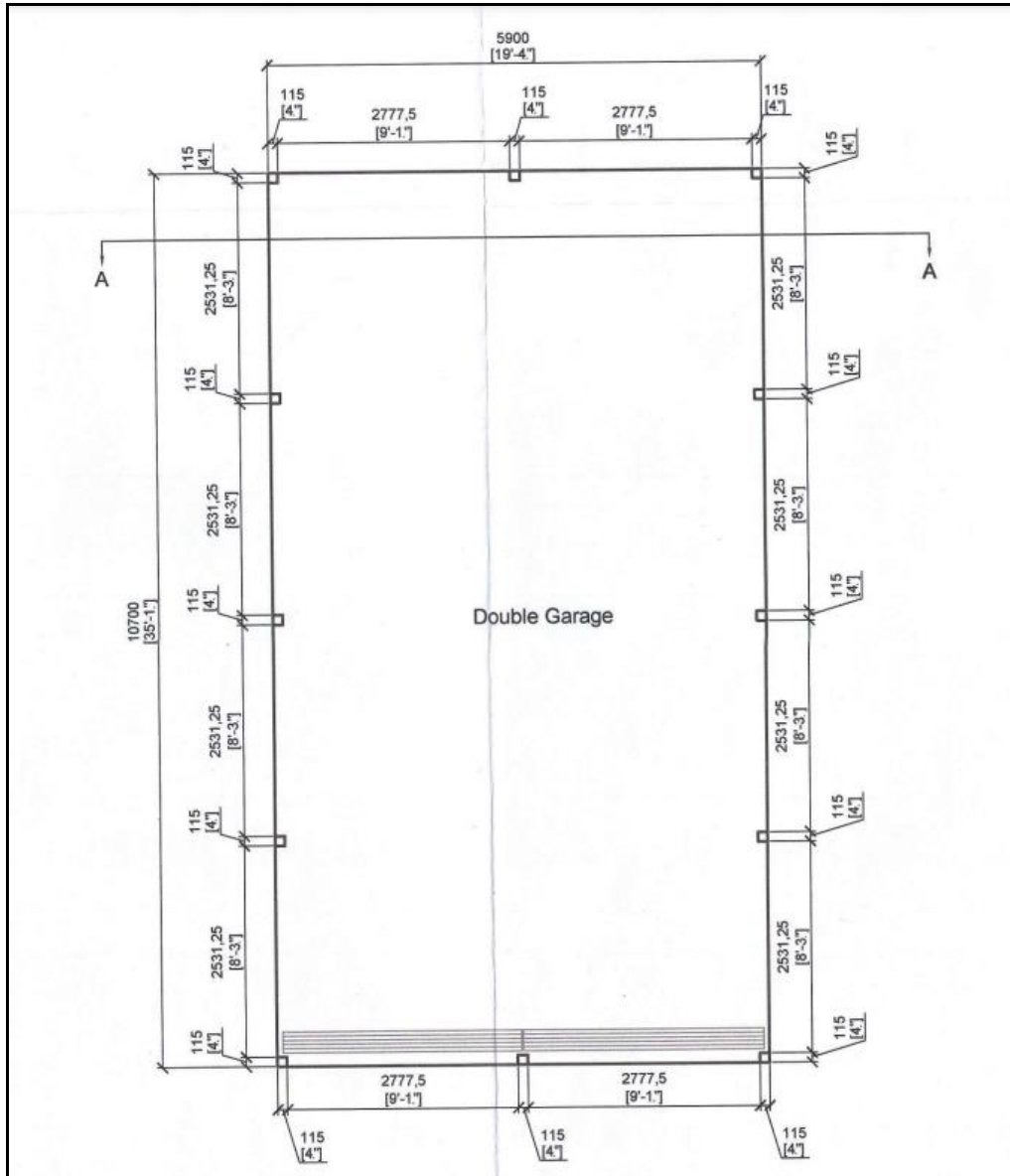


### THE PROPOSAL

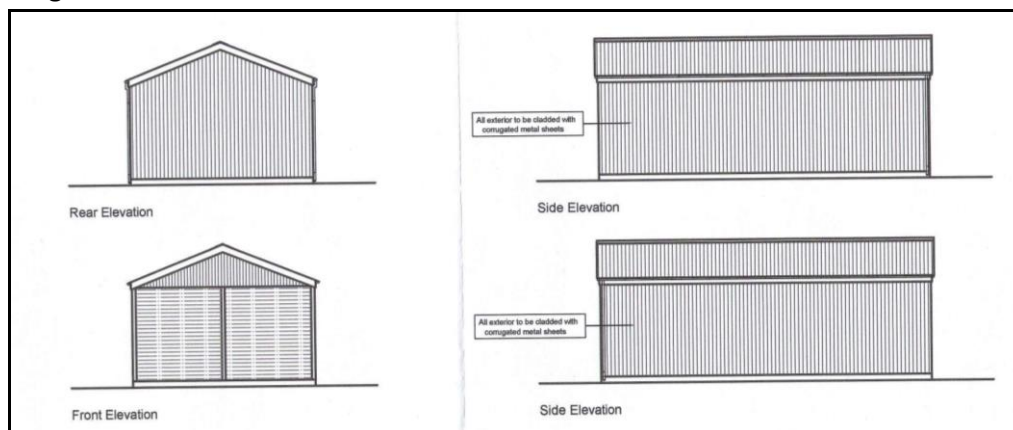
Full development permission is requested for a new double garage to replace the existing make-shift structure. The proposal is to construct a concrete floor slab on consolidated hard core, on which the timber frame with steel cladding will be built.

No additional site excavations are required, however the applicant has requested permission to remove two of the trees directly in front of the proposed development.

**Diagram 3: Building Plan**



**Diagram 4: Elevations**



## REPRESENTATIONS

No representations were received from neighbouring property owners or stakeholders.

## POLICY CONSIDERATION

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)
- Road and Transport Policies: RT1 (c and d), RT3 and RT7
- Built Heritage: BH1 (c), BH2 and BH5

## OFFICER'S ASSESSMENT

The development creates an appearance that is acceptable in terms of siting, orientation, scale and massing, and will be an improvement over the existing make-shift shed. While the existing garage has a mono-pitched roof, the dual pitched design on the proposed forms a coherence with the existing, adjacent house. Taking this into account, the proposed development is appropriate to the character of the Conservation Area and its setting.

The proposal includes the removal of two trees in the National Conservation Area (NCA) and has been considered alongside the Built Heritage Policy. Policy BH5 states that: *"Trees which are considered to contribute to character and appearance shall be preserved."*

In this case the thickness of the tree belt along Longwood Avenue is significant. The trees are not part of the row of trees close to the Avenue itself and suffer from extreme leaning. They do not contribute significantly to the character and appearance of the area and the overall development complies with the LDCP policies and therefore can be supported.