

Planning Officer's Report - LDCA August 2022

APPLICATION	2022/32 – Proposed Extension to Garage, Entertainment Area and Utility Extension
PERMISSION SOUGHT	Full Permission
REGISTERED	23 June 2022
APPLICANT	Neil Christopher Henry
PARCEL	LWS0426
SIZE	0.24 acres
LOCALITY	Longwood Hangings
LAND OWNER	Neil Christopher Henry
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Existing Dwelling House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 23rd June 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	15 July 2022
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection (Comments)
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	No Objection

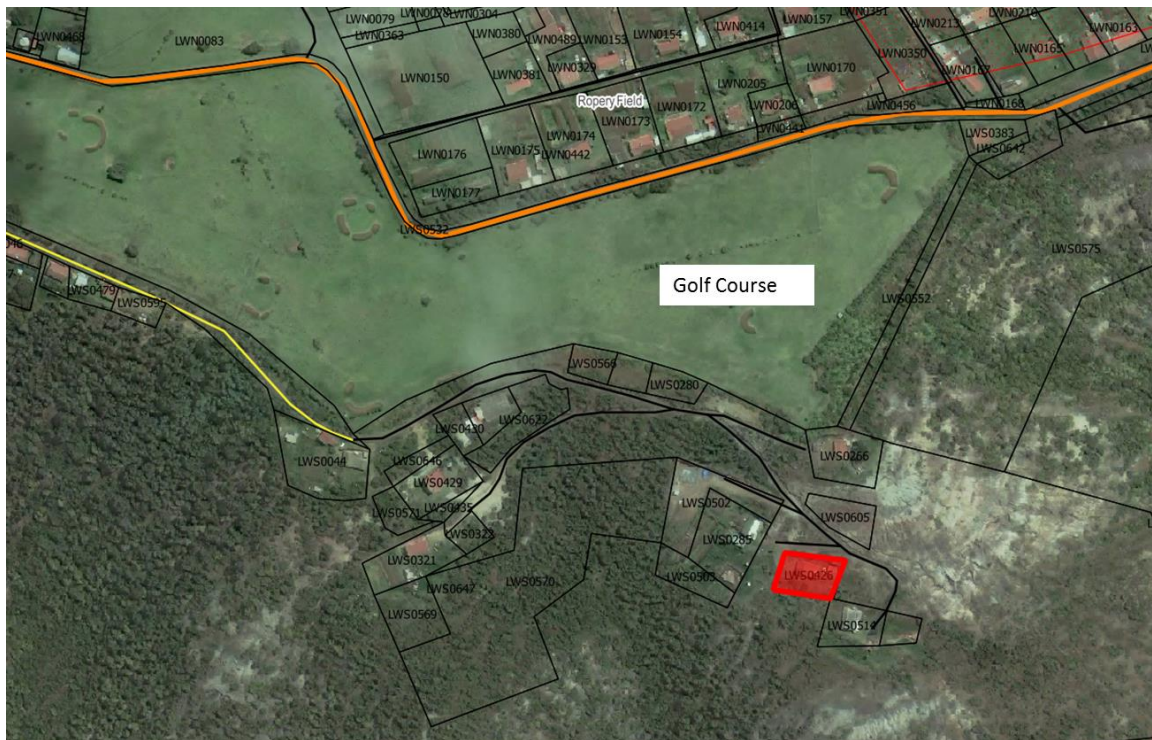
11. Sustainable Development	No Response
12. National Trust	No Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

The proposed development site is located in a residential area at Longwood Hangings (south of the Golf Course) 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

SITE: The proposed entertainment area and utility room would extend the footprint of the property approximately 2 metres to the north and just over 4 metres to the west. It would be constructed on a concrete floor with block work and rendered. The roof will be IBR roof sheets and a limited amount of excavation would be required.

Diagram 2: Site Plan

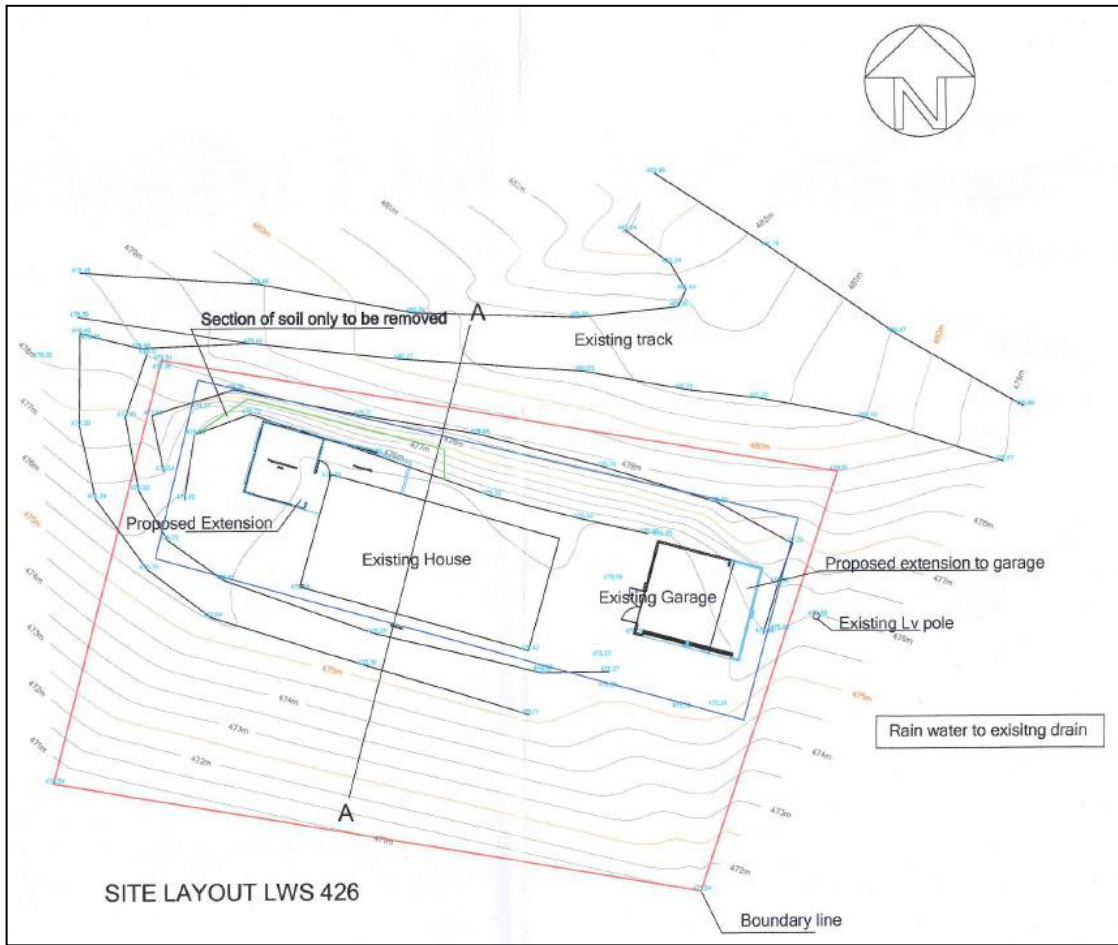


Diagram 3: Site Section

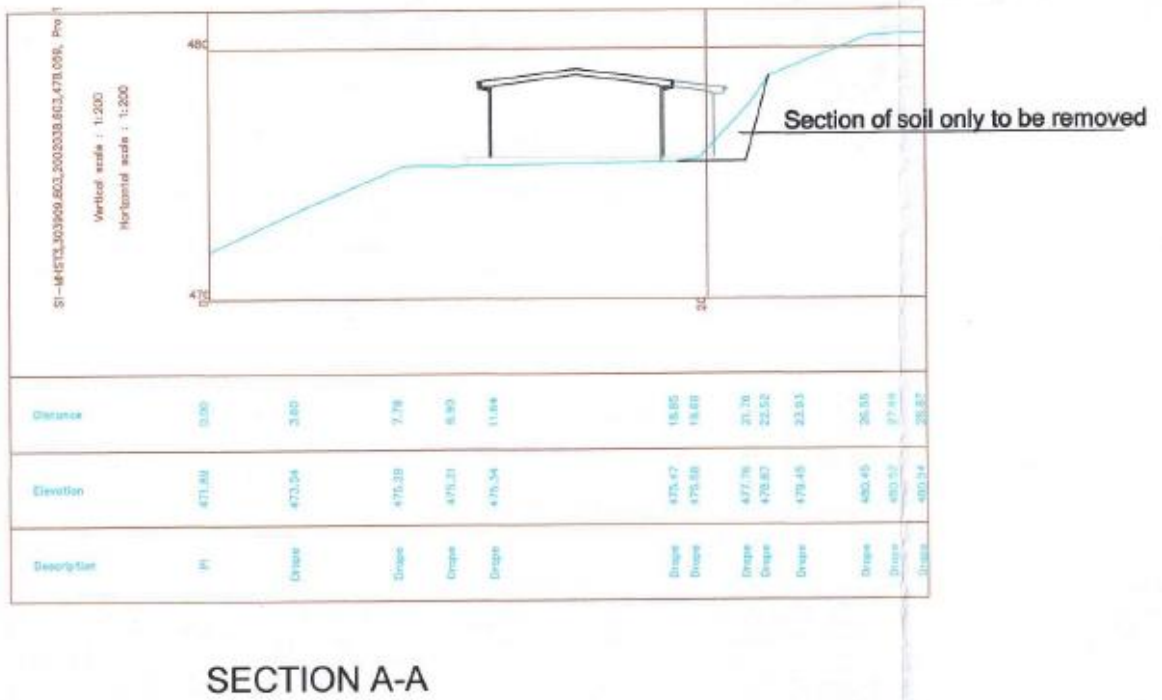


Diagram 4: House Extension Plan

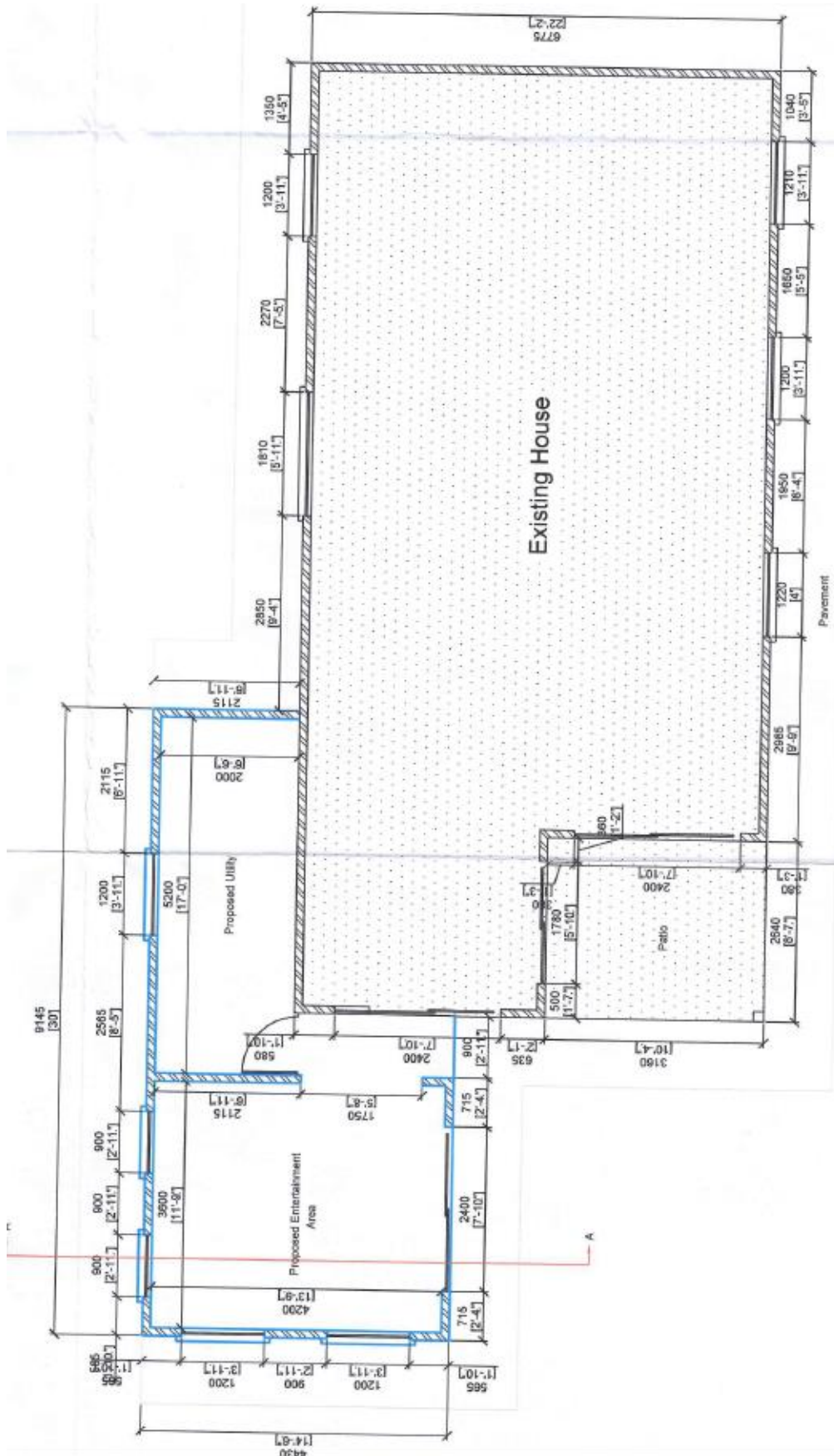


Diagram 5: Elevations



The proposed garage would be extended approximately 1.8m to the east and constructed on a concrete floor out of blockwork and rendered. The roof would also be IBR roof sheets.

Diagram 6: Garage Extension Plan

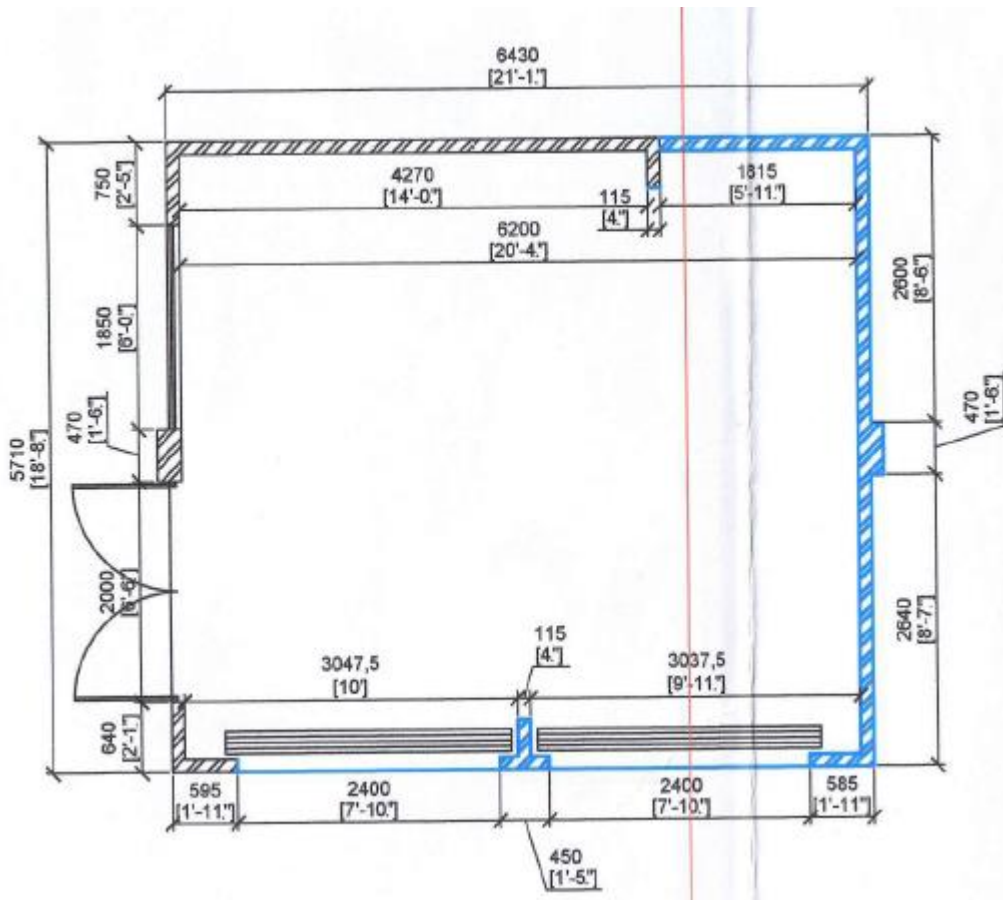
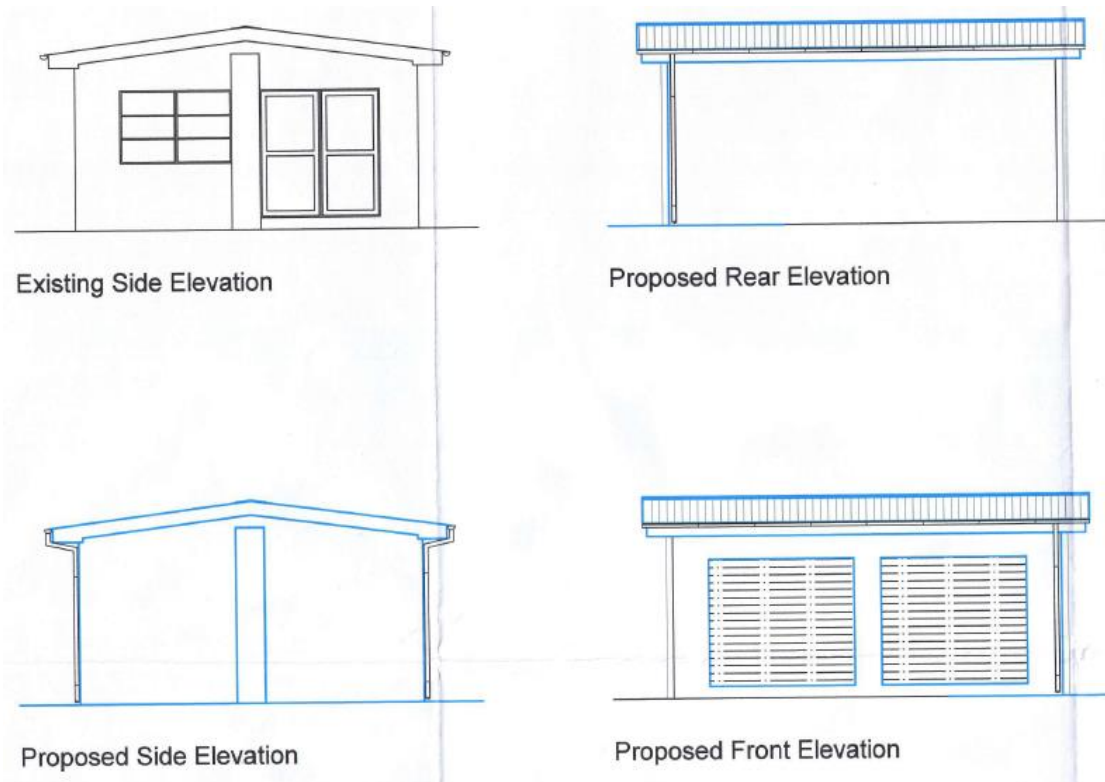


Diagram 7 Garage Elevation Plan



REPRESENTATIONS

No representations were received from any statutory body or members of the public, including immediate neighbours. However, the following comments were made by Connect St Helena:

Connect St Helena: “Any alteration/modification to the original house electrical installation will require an application for retest of the installation.”

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)
- Housing: H9

OFFICER’S ASSESSMENT

The proposed entertainment room and utility room extension create an acceptable appearance in terms of siting, scale, layout, proportion, details and external

materials, and forms a coherence with the existing building. The amount of excavation is relatively limited and complies with policy.

The proposed garage also creates an acceptable appearance in relation to the existing house.

Overall the proposal would not be materially damaging to the amenity of the area and surrounding properties. It complies with relevant policies and can be supported.