

## Planning Officer's Report – LDCA AUGUST 2022

<b>APPLICATION</b>	<b>2022/33</b> – Proposed Construction of a Garden Potting Shed
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	23 <sup>rd</sup> June 2022
<b>APPLICANT</b>	Johnny Isaac
<b>PARCEL</b>	FP0394
<b>LOCALITY</b>	Briars Village
<b>LAND OWNER</b>	Michel Martineau
<b>ZONE</b>	Intermediate Zone
<b>CONSERVATION AREA</b>	The Briars
<b>CURRENT USE</b>	Vacant
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper on 23<sup>rd</sup> June 2022</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	7 <sup>th</sup> July 2022
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / 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	Not Consulted
11. Sustainable Development	No Response
12. National Trust	No Objection

- 13. Sure SA Ltd
- 14. Heritage Society

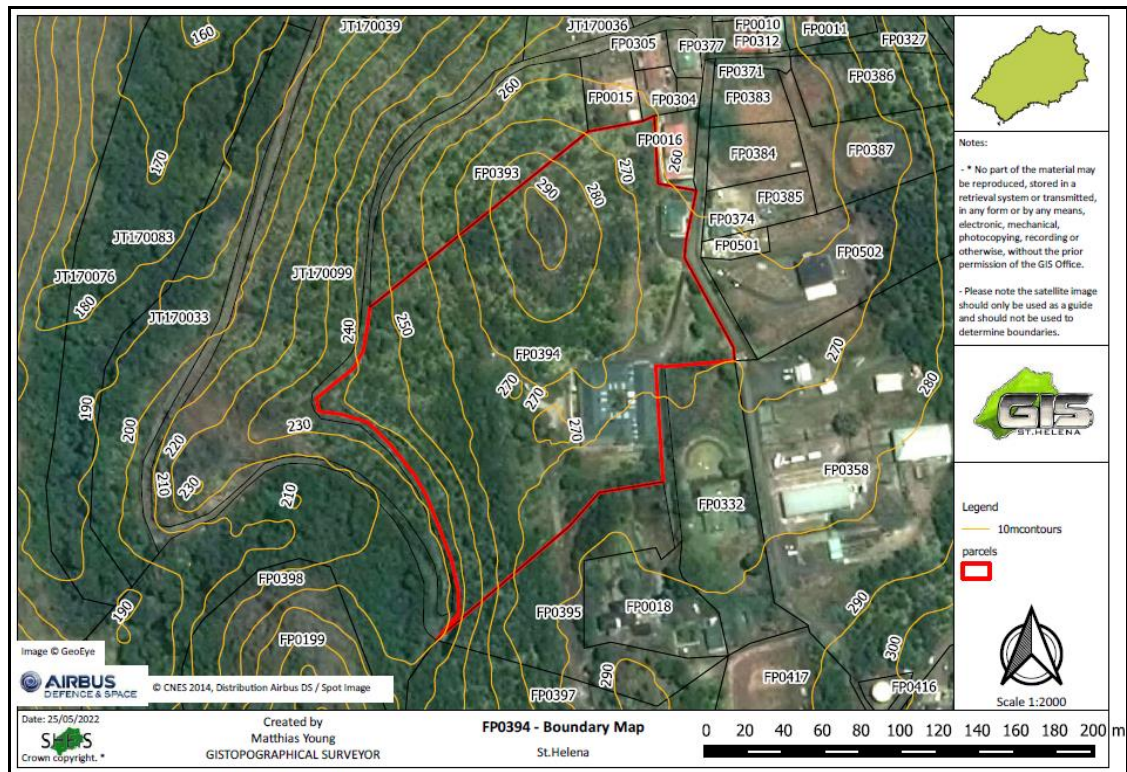
- No Objection
- No Response

**B. PLANNING OFFICER’S APPRAISAL**

**LOCALITY & ZONING**

The proposed development site is within the Briars Village, where the plot is designated within Intermediate Zone, and the Briars Conservation Area.

**Diagram 1: Location Plan**



**EXISTING**

The plot currently has an existing house situated on the south eastern corner of the property boundary, where the immediate surroundings consist of garden grounds ancillary to the house.

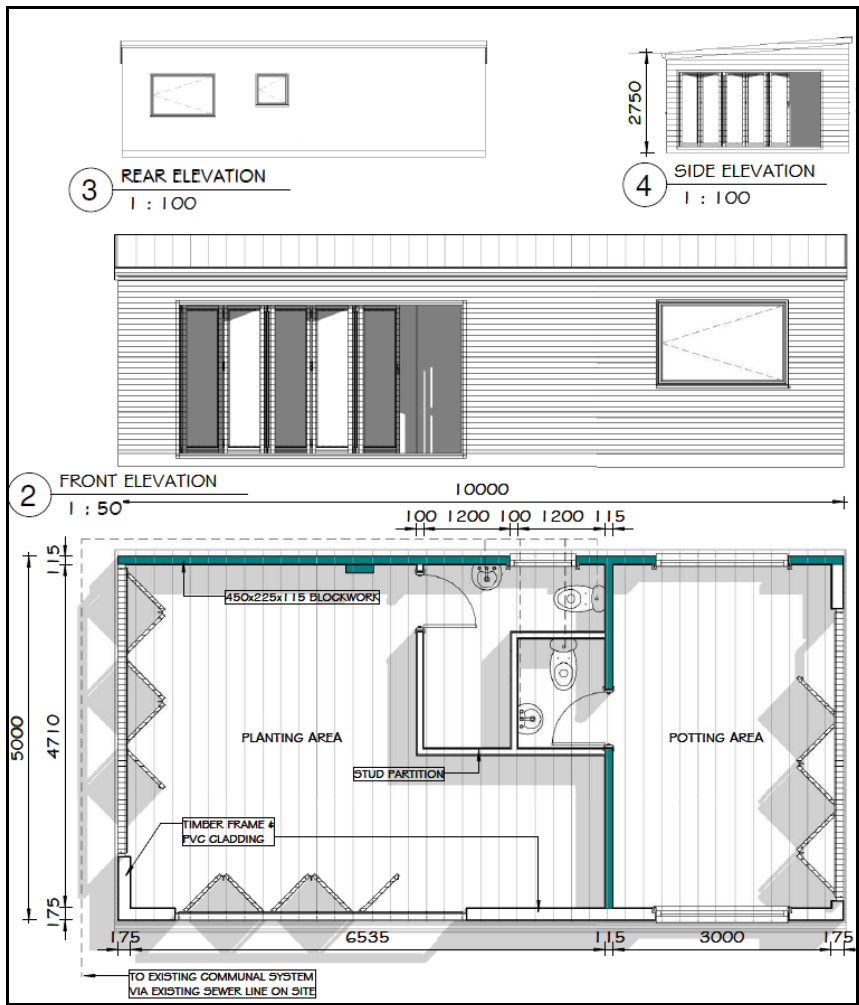
**PROPOSED**

The developer proposes to construct a garden potting shed on the existing terrace behind the house to the south. The building will be constructed from concrete block work for the rear wall and at the front timber frame clad in PVC; roof coverings will be made from IBR sheeting. The footprint will measure approximately 50m<sup>2</sup>, where the layout will comprise a planting and potting area with toilet facilities. Dealings for the sewerage will be connected into the existing communal sewer system via the existing manhole on-site.

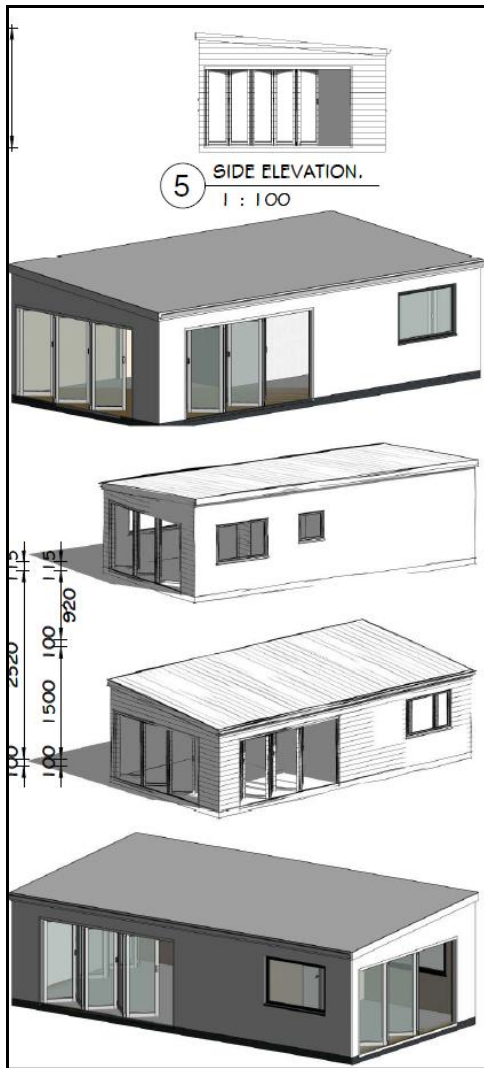
**Diagram 2: Site Plan**



**Diagram 3: Floor Layout & Elevation**



**Diagram 4: 3D & Side Elevation**



## **REPRESENTATIONS**

No representations have been received from members of the public and no objections from consultees. The following comment was received by Connect (Energy):

*“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
- Built Heritage Policies
- Water: Policy
- Sewage, storm and Drainage: Policies

## **OFFICER'S ASSESSMENT**

Report Author: Shane Williams (Planning Officer)  
Authorised by Robert Thornhill (Chief Planning Officer)  
Application 2022/33

In assessing the proposal, the development has been sited to make use of the developable land within the garden grounds, where no excavation is required to accommodate the building. Features such as the treeline behind the site and vegetation to the east will not be disturbed ensuring the development has the least amount of intrusion on the landscape. The proposed use can be considered ancillary to the existing house, where it will not adversely impact on the amenity of neighbouring development. Lastly, the appearance of the development is coherent within itself taking design characteristics from existing development within the area, and will not have an adverse impact on the setting of the conservation area, and therefore can be supported.