

Planning Officer's Report - LDCA AUGUST 2022

APPLICATION	2022/39 – Change of Roof Profile & Patio Extension
PERMISSION SOUGHT	Full Permission
REGISTERED	23 rd June 2022
APPLICANT	Carol Fuller
PARCEL	RV0030
LOCALITY	Rupert's Valley
ZONE	Coastal Zone
CONSERVATION AREA	None
CURRENT USE	Existing 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	7 th July 2022
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection - Any alteration/modification to the original house electrical installation will require an application for retest of the installation
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	Objection – Comments
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICERS APPRAISAL

LOCALITY & ZONING

The development site is situated within Rupert's Valley, where this plot is the only single dwelling on the western side of the valley. The plot is designated within the Coastal Zone with no conservation area restrictions within the area of the development.

Diagram 1: Locality



PROPOSED

The developer is currently experiencing issues with rainwater run-off from the existing roof sheets, where rusting has occurred due to an inadequate pitch of the sheets. In order to eliminate the problem, the proposal is to raise the roof and increase the pitch. The second part of the proposal is to create a larger patio, which will involve constructing steel supports to hold the new roof coverings in place.

Diagram 2: Site Plan

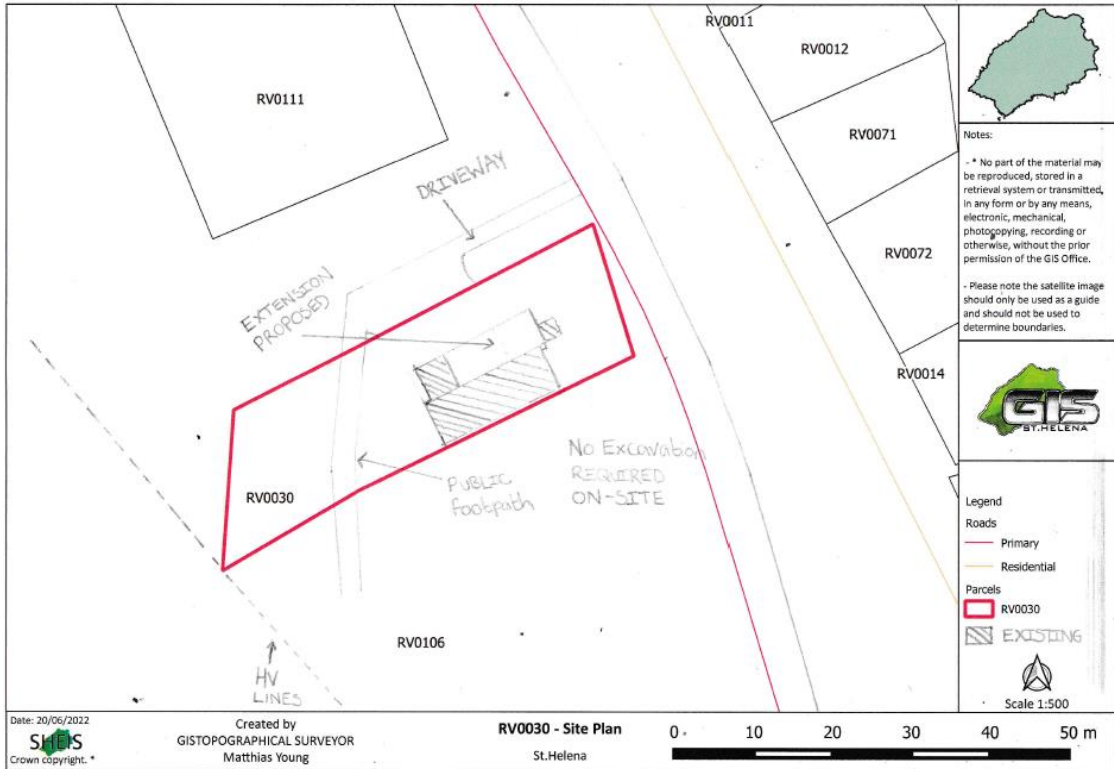


Diagram 3: Layout & Section

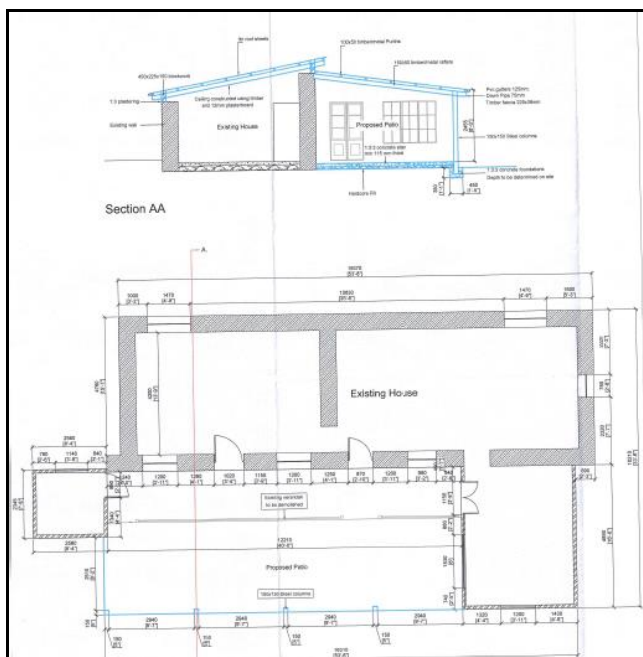
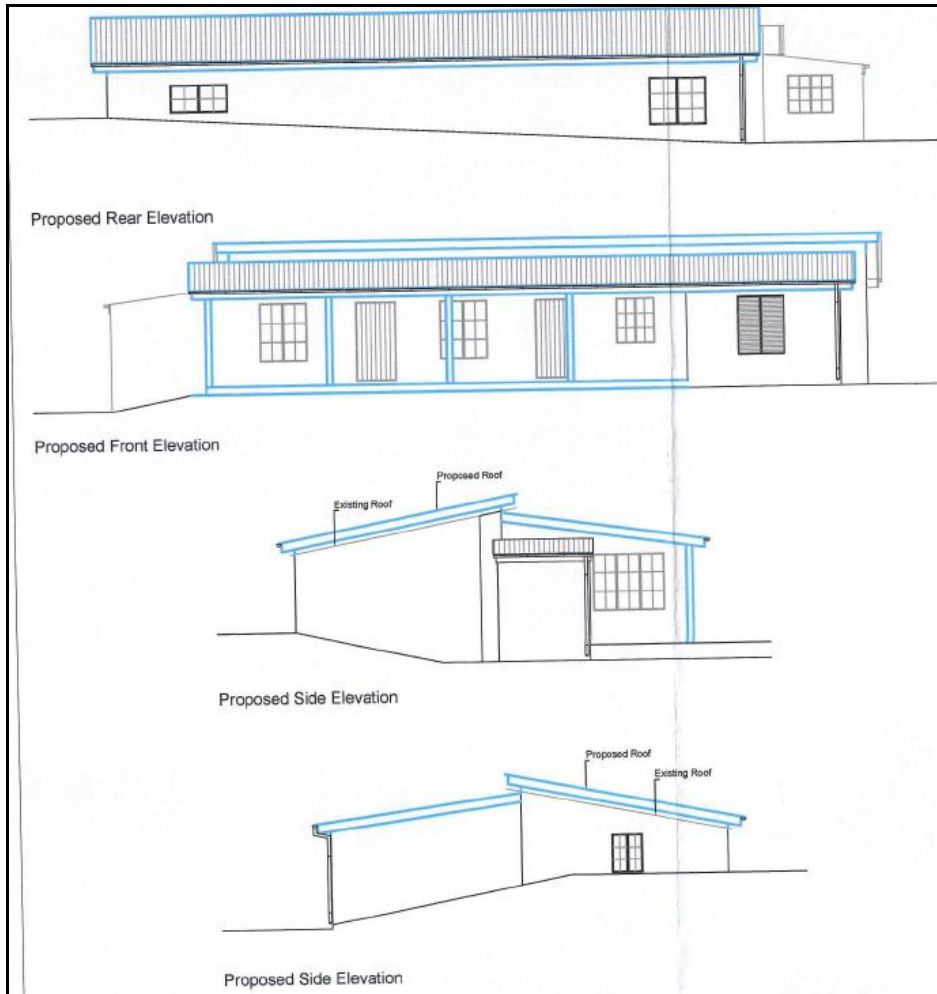


Diagram 4: Elevations



STAKEHOLDER FEEDBACK

No representations were received from the public, however one objection was received from the St Helena National Trust, which reads as follows:

‘The existing house and proposed development are sitting on a known burial ground within Rupert’s valley. The survey of Rupert’s Valley has indicated human remains within the burial grounds are with shallows graves (some less than 0.5m)

Change of roof: We have no objection to the change of the roof profile. We would ask the applicant to be vigilant in the process of changing the roof so that the burial ground surrounding the house is not disturbed.

Construction of a patio: The planning application indicates that foundations will be laid and steel columns erected at a depth still to be determined. It is a high probability that human remains will be disturbed during this development by either:

- Punching through the graves
- Damaging graves by compressing

- Disturb burials through land clearance (scrapping to create a concrete slab)

We strongly recommend that the construction of a patio is rejected. There should not be any further disturbance on the known burial grounds within Rupert's Valley. Allowing this application to go ahead could also damage SHG reputation internationally as they are currently respectfully reburying the current exhumed remains whilst simultaneously allowing further disturbance through new development, however small.

Aside we would ask if there alternatives the applicants could look at the does not provide any ground intrusion.

If SHG does not want to reject the application then we would recommend the following:

An archaeological evaluation of the ground, to establish if graves are present, their depth and preservation. This exercise should accompany the application to the Planning Authority, giving sufficient information to make a well-informed decision.

If the application is approved, it would require the graves to be professionally excavated.

The Planning Authority would then have to determine who will bear the cost of the archaeological evaluation and excavation. Again, the Authority would have to consider the reputational consequences of allowing further development to take place on a known burial ground.

This objection includes the opinion of the Liberated African Advisory Committee.

OFFICERS RESPONSE

As a result of this representation from St Helena National Trust, the applicant was asked to re-consider their design. It should be noted that there is an existing slab over the majority of the area for the patio with exception to a small part of the current garden. This was not shown on the drawing, however the applicant has advised the slab is in good condition and they would pour on top of the existing to get on the same floor level as the house where possible. They have further agreed to carry out a monolithic slab where the foundations for the columns will be incorporated within the same pouring of the concrete slab. A design will need to be submitted and agreed with the Chief Planning Officer in consultation with Building Control.

OFFICER'S ASSESSMENT

In assessing this development, the works regarding the roof profile are minor and will have little impact on the appearance of the building. It should be noted that the applicant has wanted to retain the original character and appearance of the building,

by not changing the roof style or internal layout. With regards to the patio, it will involve creating a larger floor area however it still follows the general aesthetic of the current house. Overall the proposed development will not adversely affect the character of the area or building and mitigation has been put in place to limit the potential impact on the burial grounds.