

Planning Officer's Report – LDCA August 2022

APPLICATION	2022/40 – Carport and Covered Area
PERMISSION SOUGHT	Permission in Full
REGISTERED	7 th July 2022
APPLICANT	Diana Pickard
PARCEL	SCOT0631
SIZE	0.2 acres (816 sqm)
LOCALITY	Nr Coleman's Tower, Sapper Way
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Residential
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 8th July 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	22 nd July 2022
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Response
2. Energy Division	No Response
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

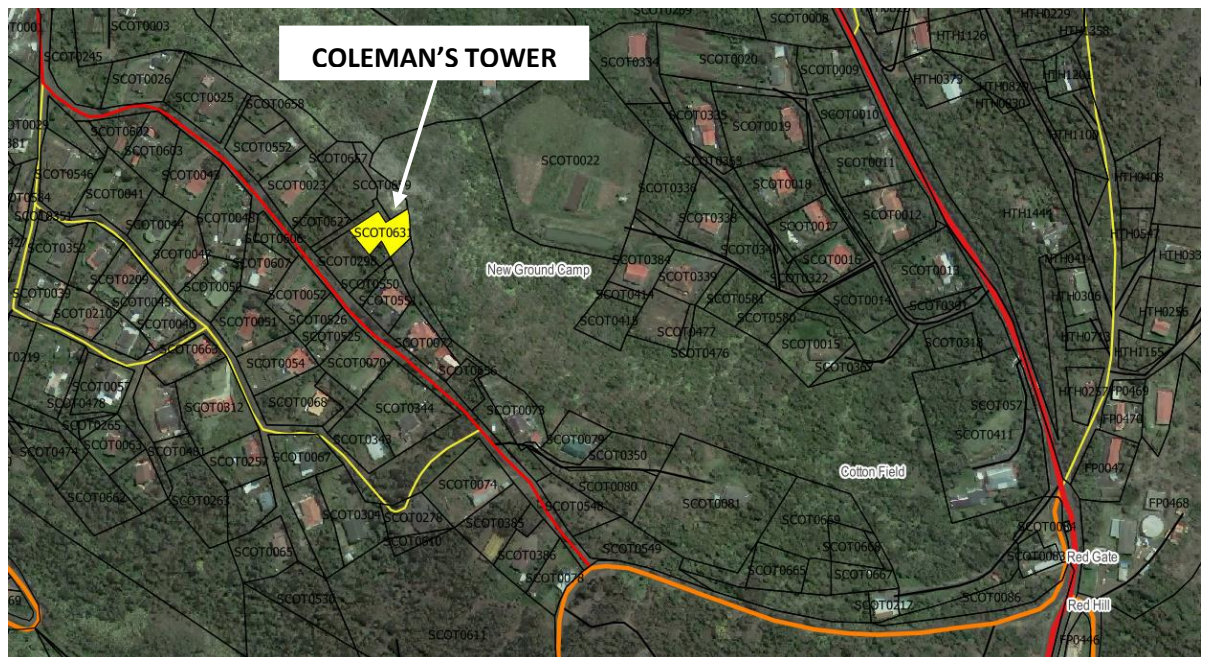
No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is situated on private residential land down a track just over 30m from Sapper Way. The plot is in the Intermediate Zone adjacent to Coleman's Tower which is a Grade 3 Monument.

Diagram 1: Location Plan



THE PROPOSAL

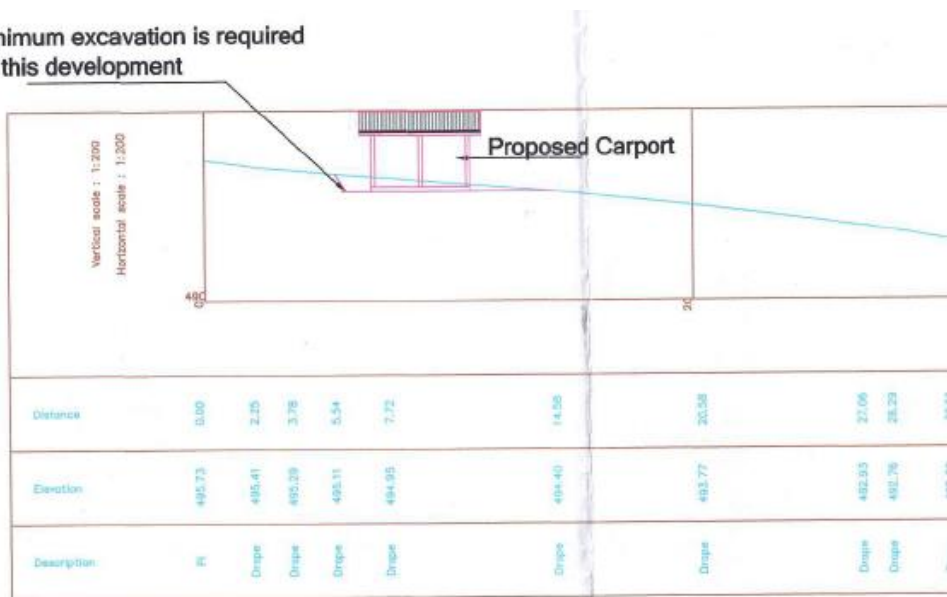
The development application is for a proposed freestanding carport (4m by 3m) located close to the plot access just over 10m west from the house. A covered area (3.6m by 3m) is also proposed about 5.5m west of the house. Both structures are constructed on a concrete base from timber with a dual pitched IBR roof. Minimal excavation would be required.

Diagram 2: Site Plan



Diagram 3: Site Cross Section A-A

Minimum excavation is required for this development



Section Thro A-A

Diagram 4: Carport Plan and Elevations

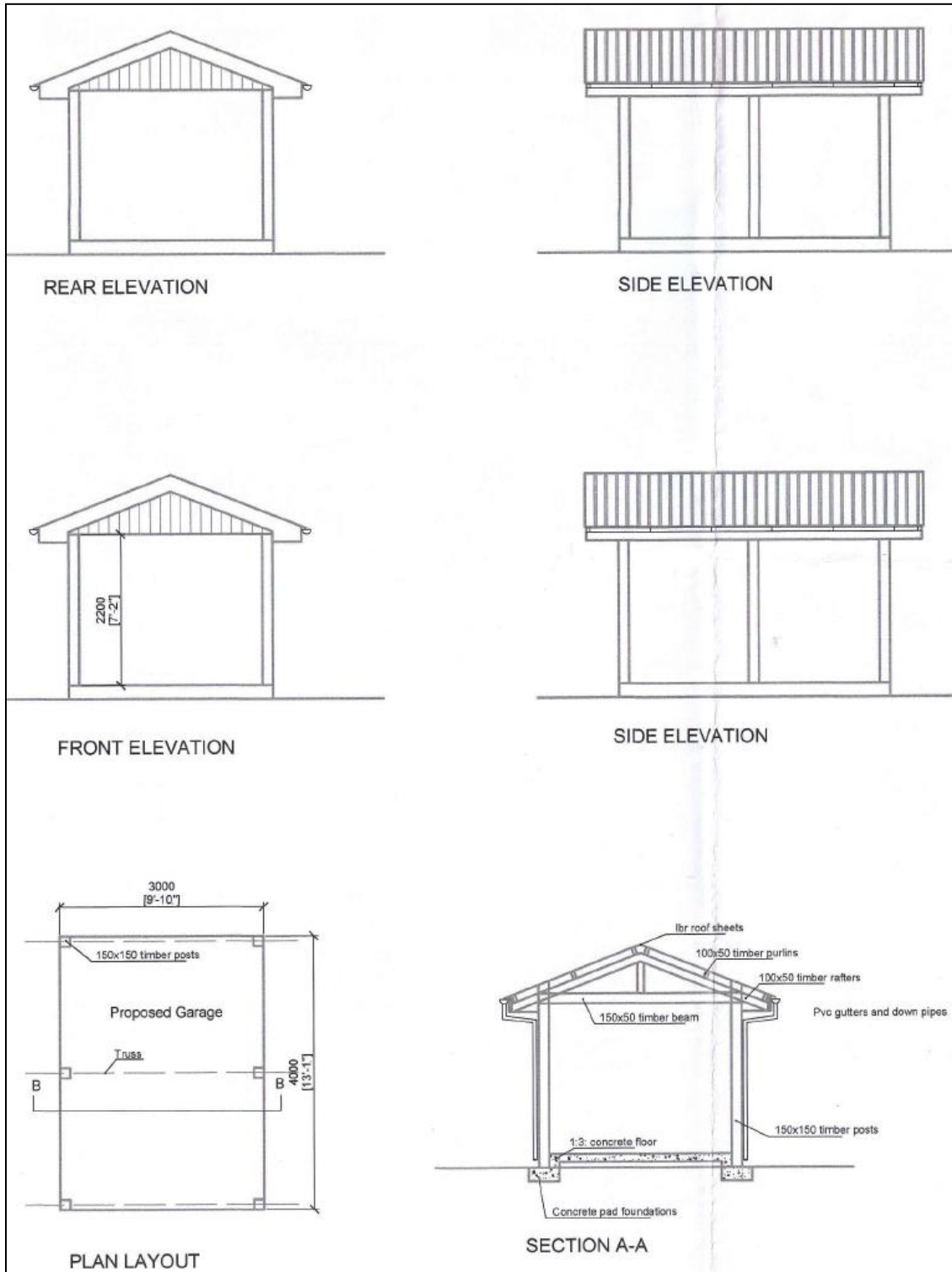
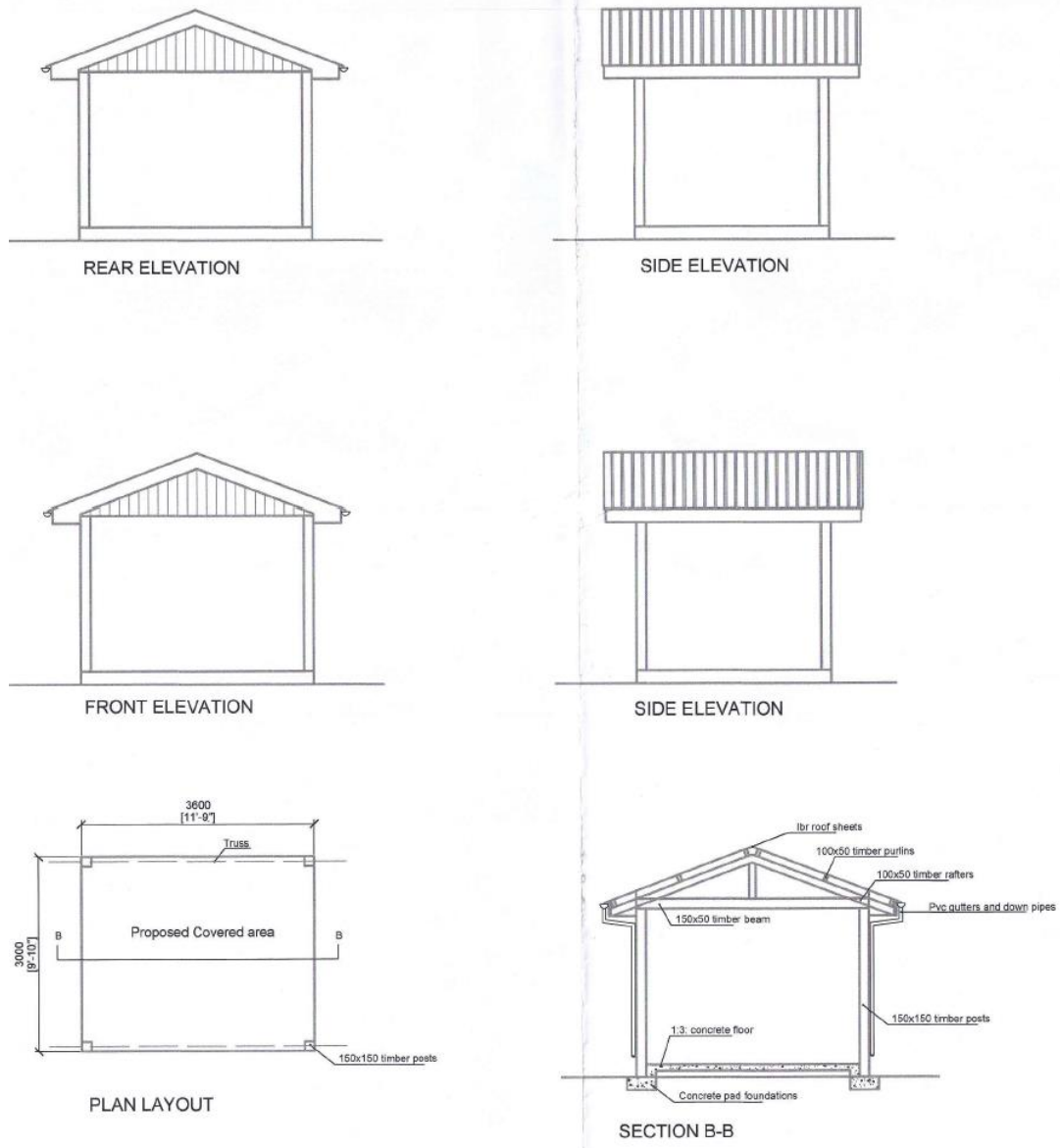


Diagram 5: Covered Area Plan and Elevations



REPRESENTATIONS

No representations were received from any members of the public and no objections or comments were received from consultees.

POLICY CONSIDERATION

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

- Intermediate Zone: Policies IZ1 (a, b, d, f).
- Built Heritage: BH1, BH2, BH6.

OFFICER'S ASSESSMENT

Overall the carport and covered area meets the aims of the policies as stipulated above.

The development creates an appearance that is acceptable in terms of:

- Siting, scale, layout, proportion, details and material in a residential setting and form a coherent whole, taking into account the location of the access.
- The proposed use is not materially damaging to the amenity of existing development and minimal excavation is required.
- The Colman's Tower Historic Monument would be preserved in situ and the proposal would not significantly affect the setting of the monument as the existing house and associated curtilage already provides a residential setting in which the proposal would be located. The proposal would therefore not significantly affect the monument itself or its setting, and would be appropriate in character and appearance.

The development proposal can therefore be supported.