

Planning Officer's Report - LDCA SEPTEMBER 2022

APPLICATION	2022/52 – Proposed Extensions to Existing House to form a Carport, Verandah and Bedroom with En-suite & Walk in Wardrobe
PERMISSION SOUGHT	Full Permission
REGISTERED	4 th August 2022
APPLICANT	Jamie Thomas
PARCEL	LWS0383
LOCALITY	Bottom Woods, Longwood
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 5th August 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	19 th August 2022
REPRESENTATIONS	None Received
DECISION ROUTE	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 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	No Objection
11. Sustainable Development	No Response
12. National Trust	No Response

- 13. Sure SA Ltd
- 14. Heritage Society

No Objection
No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The development site is located within the Bottom Woods, Longwood, where the plot is designated within the Intermediate Zone and is the only house on the southern side of the road from the Golf Course to Bottom Woods.

Diagram 1: Location Plan



Currently there is an existing bungalow on the plot, the proposal will consist of constructing an additional bedroom with en-suite and walk in wardrobe, which will be situated on the eastern gable end, a verandah on the southern elevation and double carport on the western gable. The external walls will be constructed from concrete blockwork, rendered and then painted. Roof coverings will be made from IBR sheeting. The roof design will be of a gable design and will coincide with the current roof design. Sewage has been proposed into the existing septic tank soakaway system, and there is an existing water supply and electricity connection to the property.

Diagram 2: Site Layout

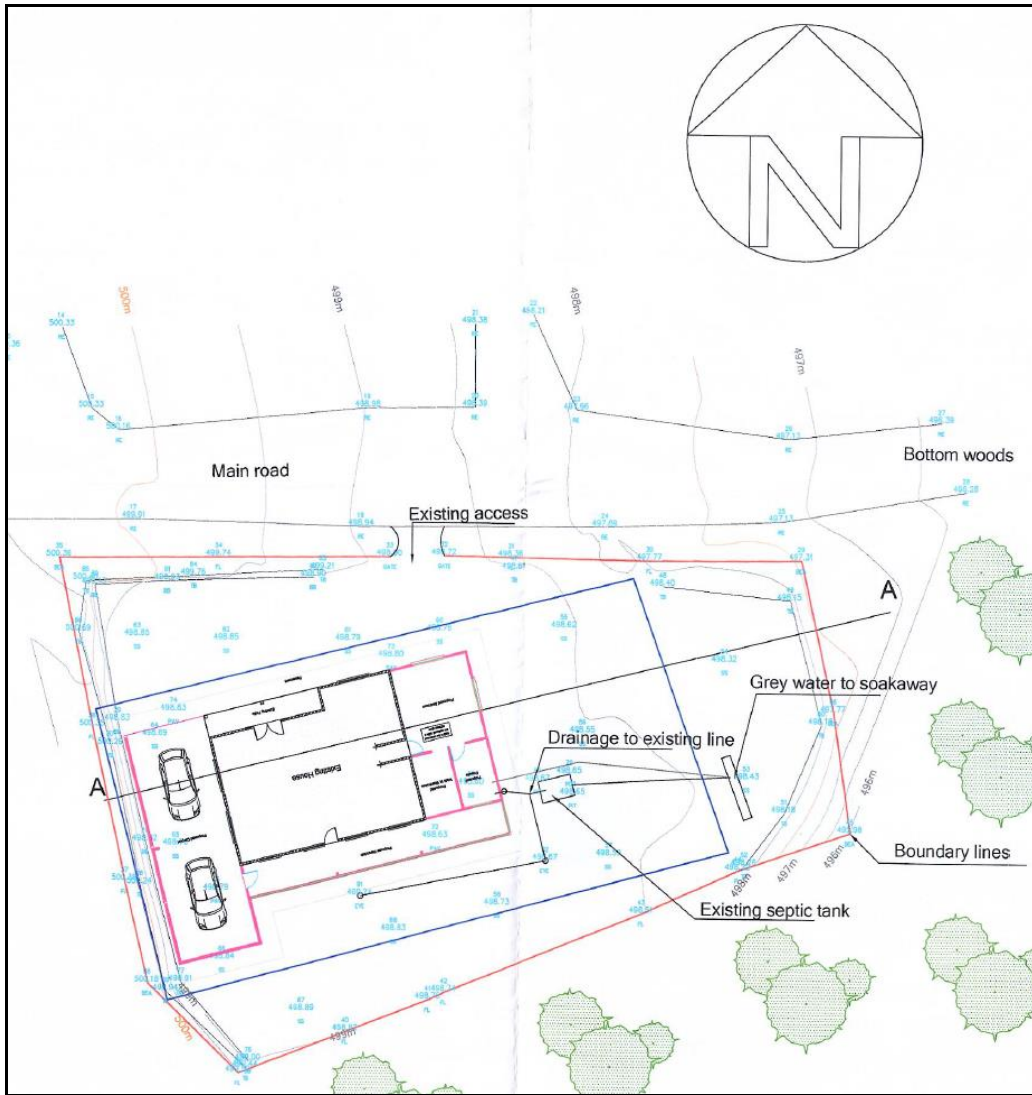


Diagram 3: Proposed Floor Layout

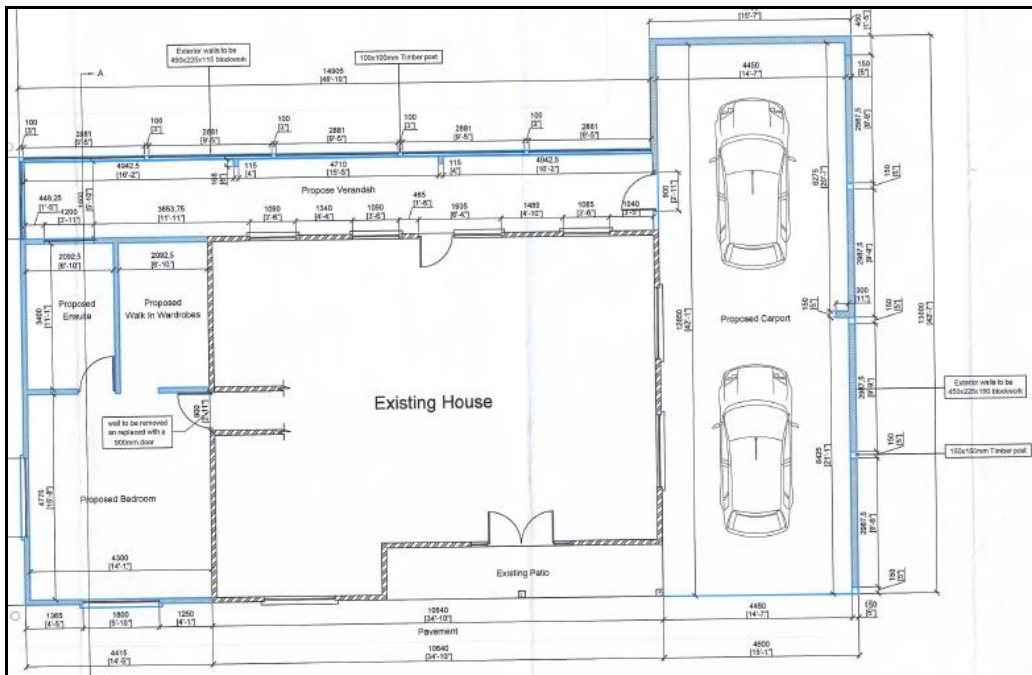
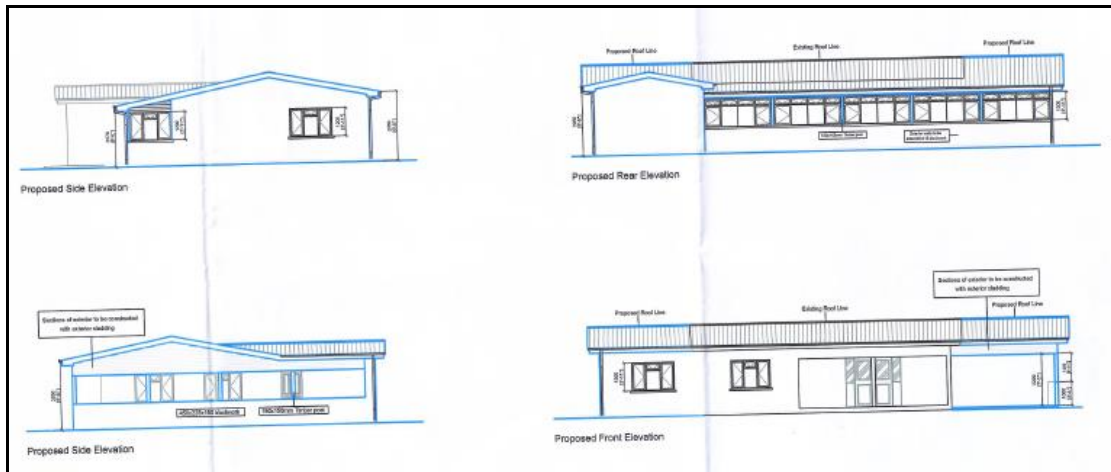


Diagram 4: Proposed Elevations



REPRESENTATIONS

No objections or comments were received from any statutory body or members of the public, including immediate neighbours.

LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land Development Control Plan (LDGP 2012 - 2022) that are applicable in the assessment of the proposed development are set out below:

- Intermediate Zone: Policies
- Housing Policies

OFFICER'S ASSESSMENT

In assessing this development, the proposal complies with the Intermediate Zone policies, where there is no excavation proposed, the extension will be constructed from the same materials and details as that of the existing house, and will be coherent in terms of its design and appearance within itself and neighbouring properties, therefore can be supported.