

## Planning Officer's Report - LDCA OCTOBER 2022

<b>APPLICATION</b>	2022/56 – Proposed Alterations & Extensions to the Existing House
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	1 <sup>st</sup> September 2022
<b>APPLICANT</b>	Jacqueline Williams
<b>PARCEL</b>	NG0080
<b>LOCALITY</b>	Guinea Grass, St Pauls
<b>ZONE</b>	Intermediate Zone
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Existing House
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 2<sup>nd</sup> September 2022</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	16 <sup>th</sup> September 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
3. Fire & Rescue	No Response
4. Roads Section	No Response
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 Response
13. Sure SA Ltd	No Objection

**B. PLANNING OFFICER’S APPRAISAL**

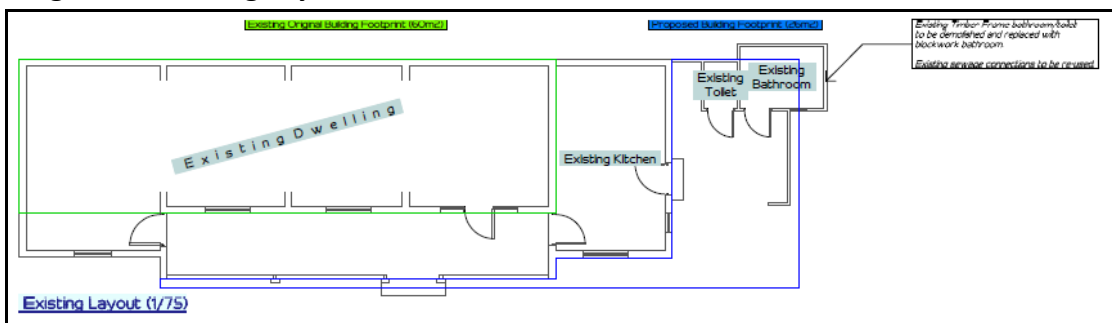
**LOCALITY & ZONING**

The development site is located within the Guinea Grass area approximately 85m to the east of Guinea Grass Community Centre. The plot is situated within the Intermediate Zone with no conservation area restrictions.

**Diagram 1: Location Plan**



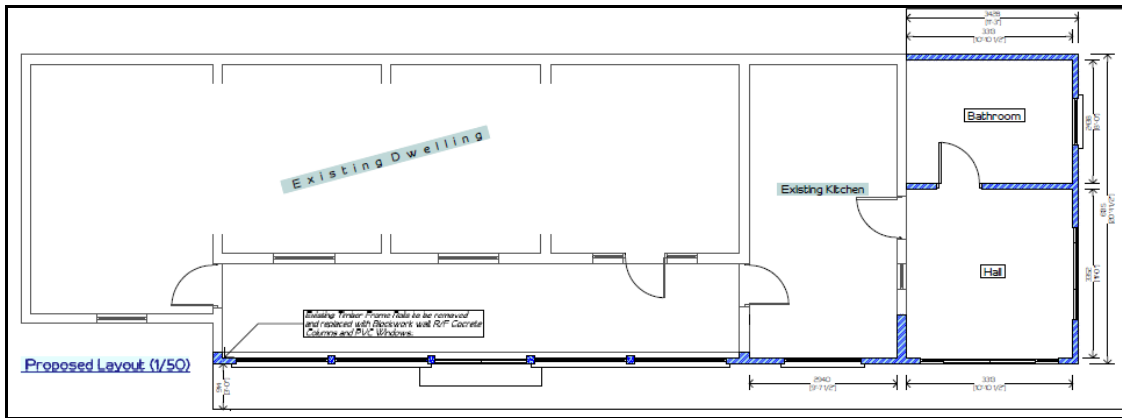
**Diagram 2: Existing Layout**



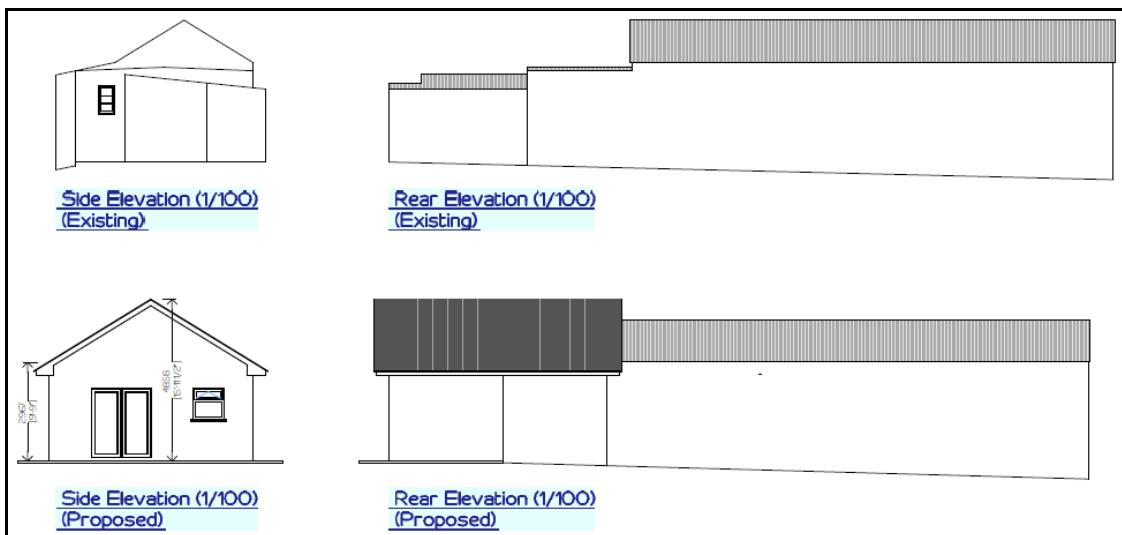
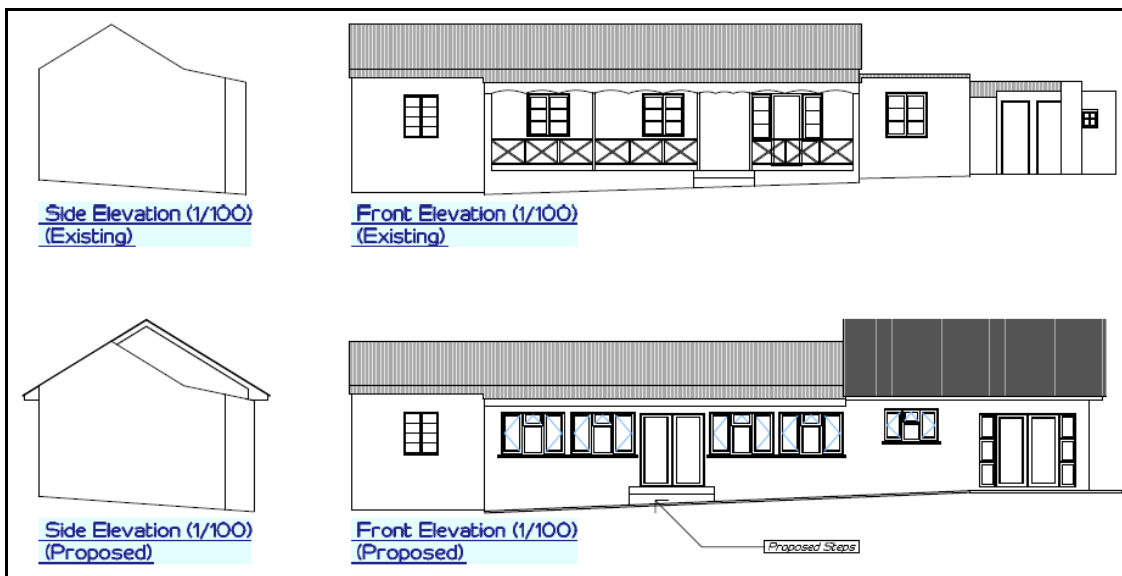
There is an existing house on the plot, which has had a number of extensions carried out over the years. The bathroom and toilet had been constructed from a timber frame building and sheeted with corrugated iron, where this will now be demolished. The request is now to extend on the side of the kitchen to create a bathroom and hall made from concrete blockwork. The existing kitchen will be extended outwards in line with the verandah. The timber frame verandah will be removed and re-constructed with blockwork wall and concrete columns with PVC windows to now enclose this area. The roof on the extension will have an apex height of 4.8m, where it will be of a gable design, this is to allow sufficient gradient for rainwater run-off and to avoid premature rusting on the underside of the eaves. Although the roof will

be pitched steeper than the existing house, it will enable the developer to alter the existing roof in the future to a more appropriate pitch and of the same design, should they so wish.

**Diagram 3: Proposed Layout**



**Diagram 4: Proposed Elevations**



## **REPRESENTATIONS**

No representations 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 (LDCP 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 siting, scale, layout, proportion, details and external materials form a coherent whole (within the development itself and in relation to surrounding property). The proposal is not materially damaging to the amenity of existing development and no excavation is required. A condition has been included to ensure rain water is appropriately dealt with. The proposal therefore complies with the policies in the LDCP (2012) and can be supported.