

Planning Officer's Report – LDCA NOVEMBER 2022

APPLICATION	2022/62 – Proposed Verandah Extension
PERMISSION SOUGHT	Permission in Full
REGISTERED	29 th September 2022
APPLICANT	Keith Benjamin
PARCEL	DPRR0226
LOCALITY	Well's, near Hutts Gate
ZONE	Green Heartland
CONSERVATION AREA	None
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 30th September 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	14 th October 2022
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

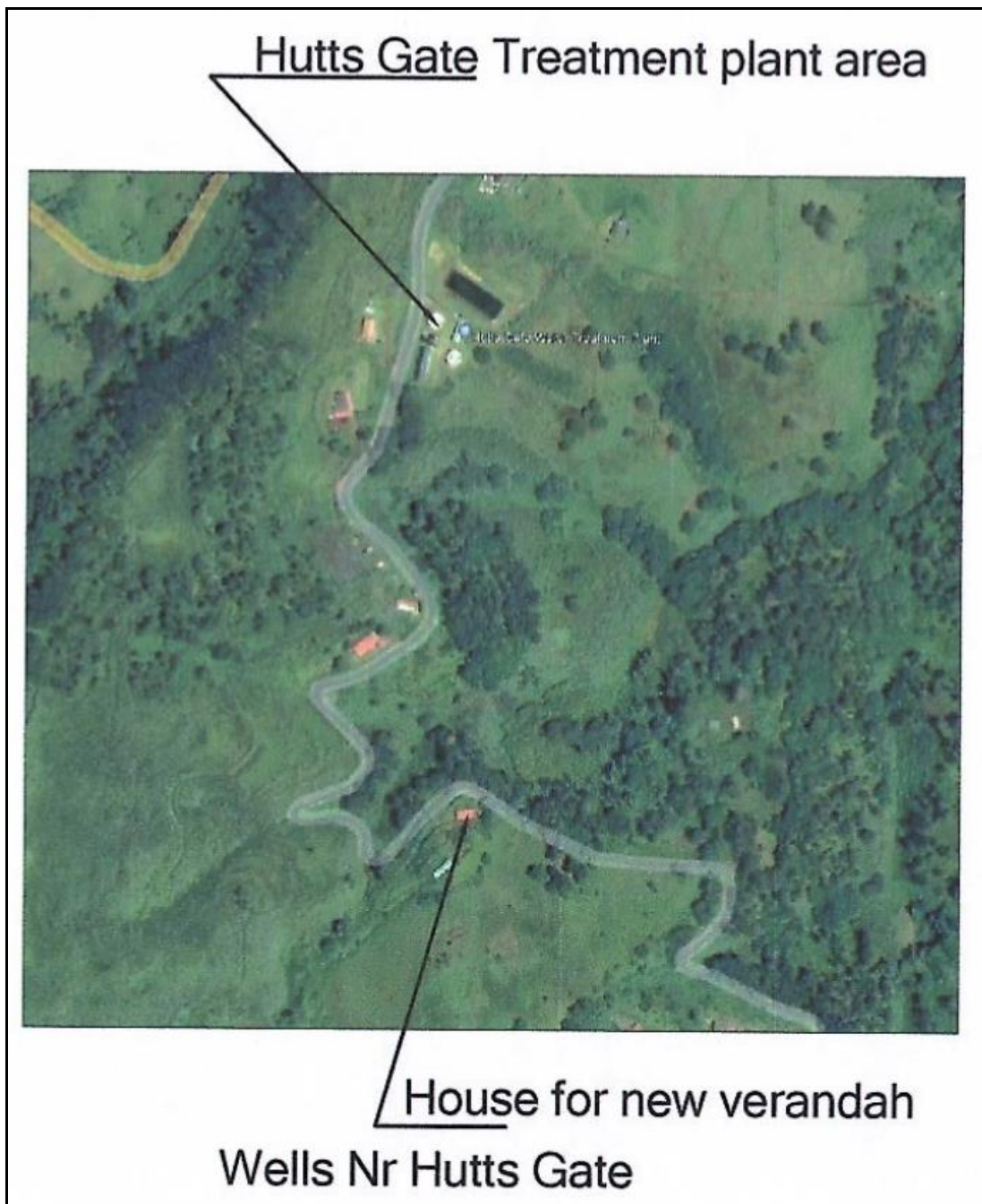
1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	No Objection
11. Sustainable Development	No Response
12. National Trust	No Objection
13. Sure SA Ltd	No Objection

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application development site is situated on privately owned land at Well's, near Hutts Gate. The site is within the Green Heartland Zone.

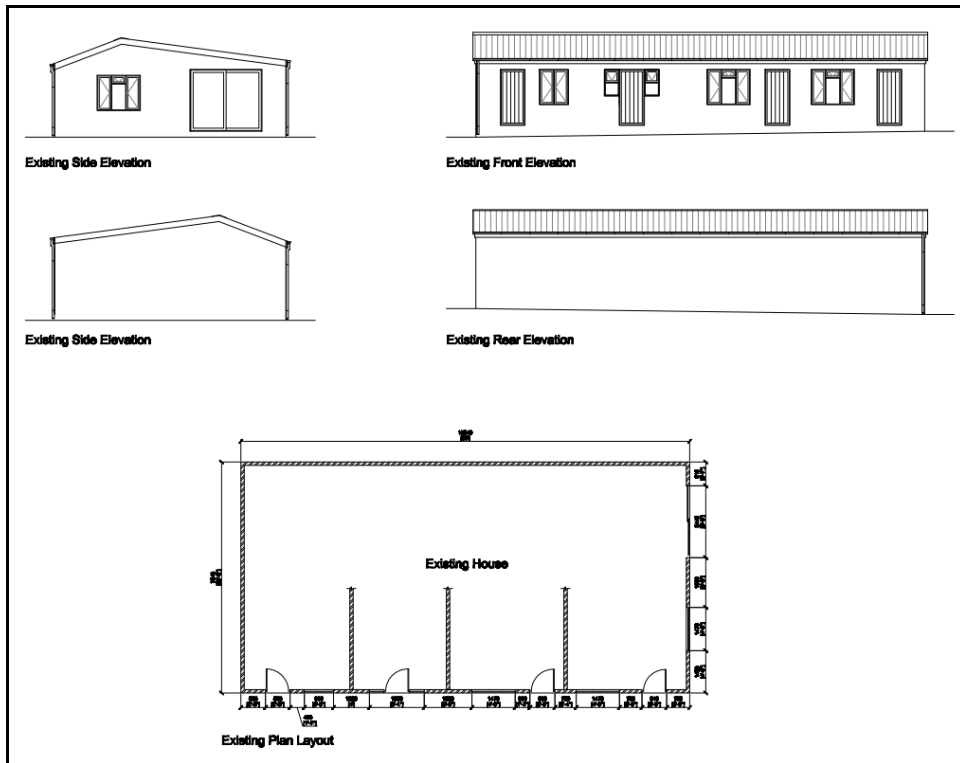
Diagram 1: Location Plan



THE EXISTING

The existing is a three bedroom detached house.

Diagram 2: Image of the existing house



THE PROPOSAL

The site boundary is large enough to accommodate the proposed extension works.

Due to the existing flat land around the house site excavation is not required.

Diagram 3: Site Plan

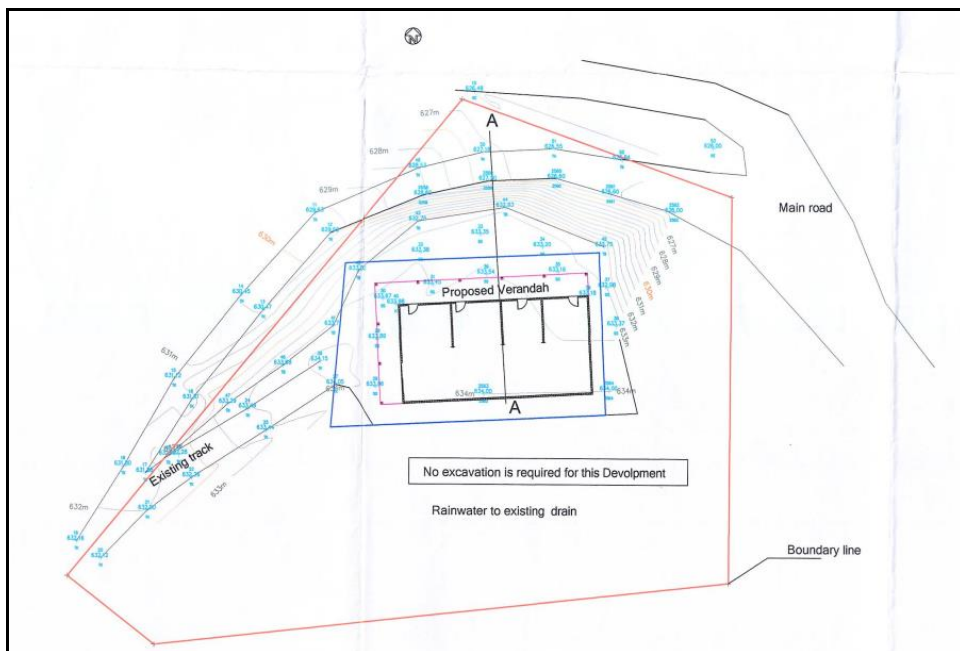


Diagram 6 – Elevations



REPRESENTATIONS

No Representations were received.

POLICY CONSIDERATION

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

- Green Heartland Zone
- Housing

OFFICER'S ASSESSMENT

While built development is discouraged in the Green Heartland, houses do exist in this zone and at times require refurbishment, alterations or extensions to protect and maintain the existing structure.

The Green Heartland Policy GH3 supports extensions to buildings that would should not normally exceed 75% of the original floor area”.

The development proposed does not exceed 75% of the existing floor area thus complying with the LDCP policy and creates an appearance that is acceptable in terms of siting, orientation, scale and massing and therefore can be supported.