# Planning Officer's Report – LDCA NOVEMBER 2022

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

# A. CONSULTATION FEEDBACK

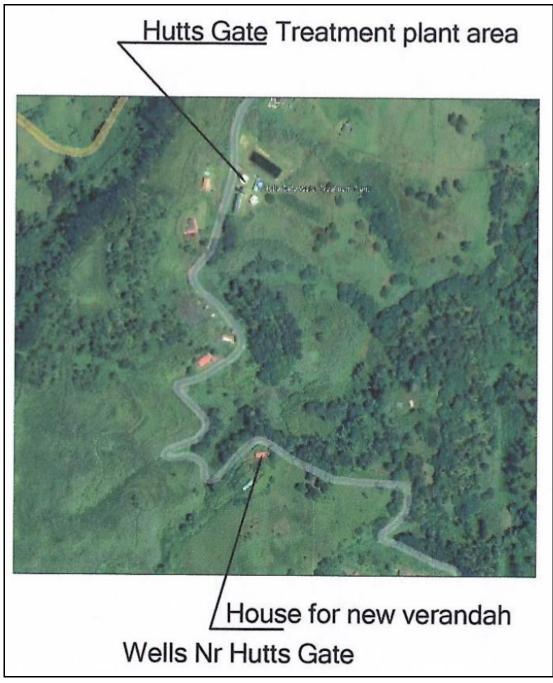
1.	Sewage & Water Division	No Objection
2.	Energy Division	No Response
3.	Fire & Rescue	No Response
4.	Roads Section	No Objection
5.	Property Division	No Response
6.	Environmental Management	No Response
7.	Public Health	No Response
8.	Agriculture & Natural Resources	No Response
9.	St Helena Police Services	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.

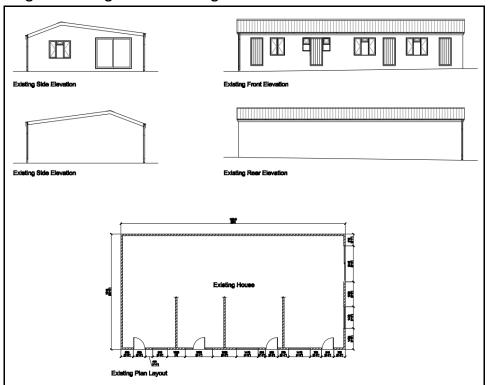
### Diagram 1: Location Plan



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# THE EXISTING

The existing is a three bedroom detached house.

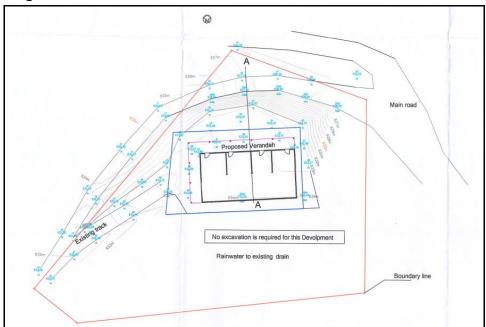


# Diagram 2: Image of the existing house

# THE PROPOSAL

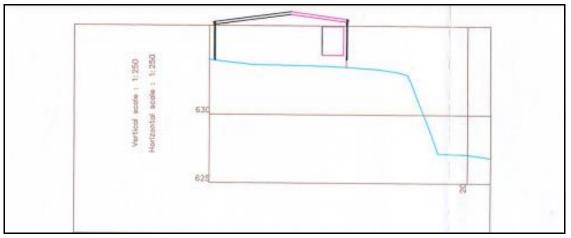
The site boundary is large enough to accommodate the proposed extension works.

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



# Diagram 3: Site Plan

**Diagram 4: Site Section** 



It is proposed to construct a verandah extension to the front and west side of the existing house. The structure consists of a concrete floor slab with reinforced concrete columns supporting a reinforced concrete beam tied into the existing house.

The existing roof on the north side of the house is not of a regulation height to allow the roof to be extended over the proposed. Therefore, a new roof and roof structure is proposed for the front section of the existing house which will continue onto the proposed.

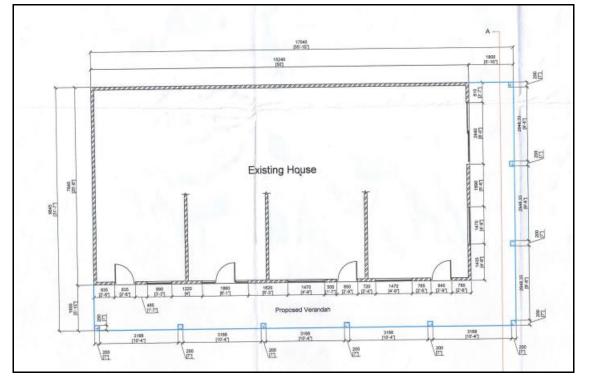
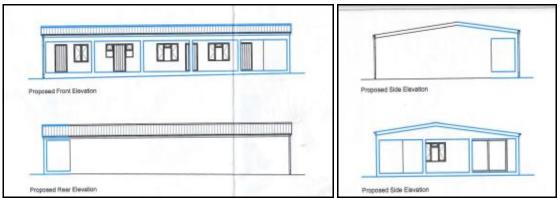


Diagram 5: Building Plan

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# 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.