

Planning Officer's Report - LDCA APRIL 2023

APPLICATION	2023/09 – Extension to form garage/workshop
PERMISSION SOUGHT	Full Permission
REGISTERED	9 February 2023
APPLICANT	Patrick A Constantine
PARCEL	TH010016
LOCALITY	Horse Pasture, Blue Hill
LAND OWNER	Patrick A Constantine
ZONE	Coastal Zone
CONSERVATION AREA	None
CURRENT USE	Existing dwelling House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 10 February 2023▪ A site notice displayed in accordance with Regulations.
EXPIRY	24 February 2023
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 - Comments
6. Environmental Management	No Objection
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

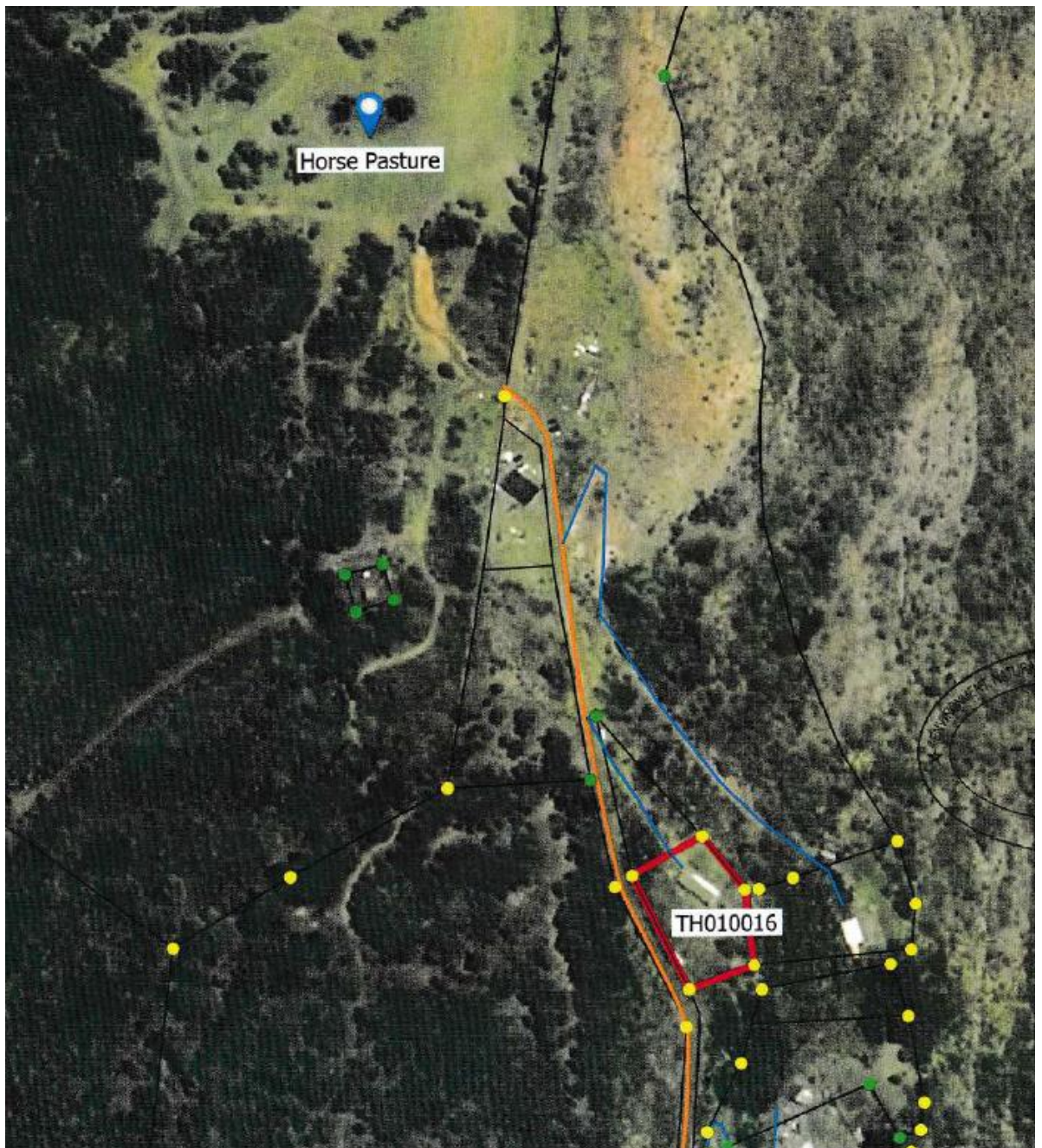
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| 13. Sure SA Ltd | No Objection |
| 14. Heritage Society | No Response |
| 15. Maritime | No Objection |

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The proposed development site is located south east of the Horse Pasture picnic site, within the Coastal Zone. There are no Conservation Area restrictions.

Diagram 1: Location Plan

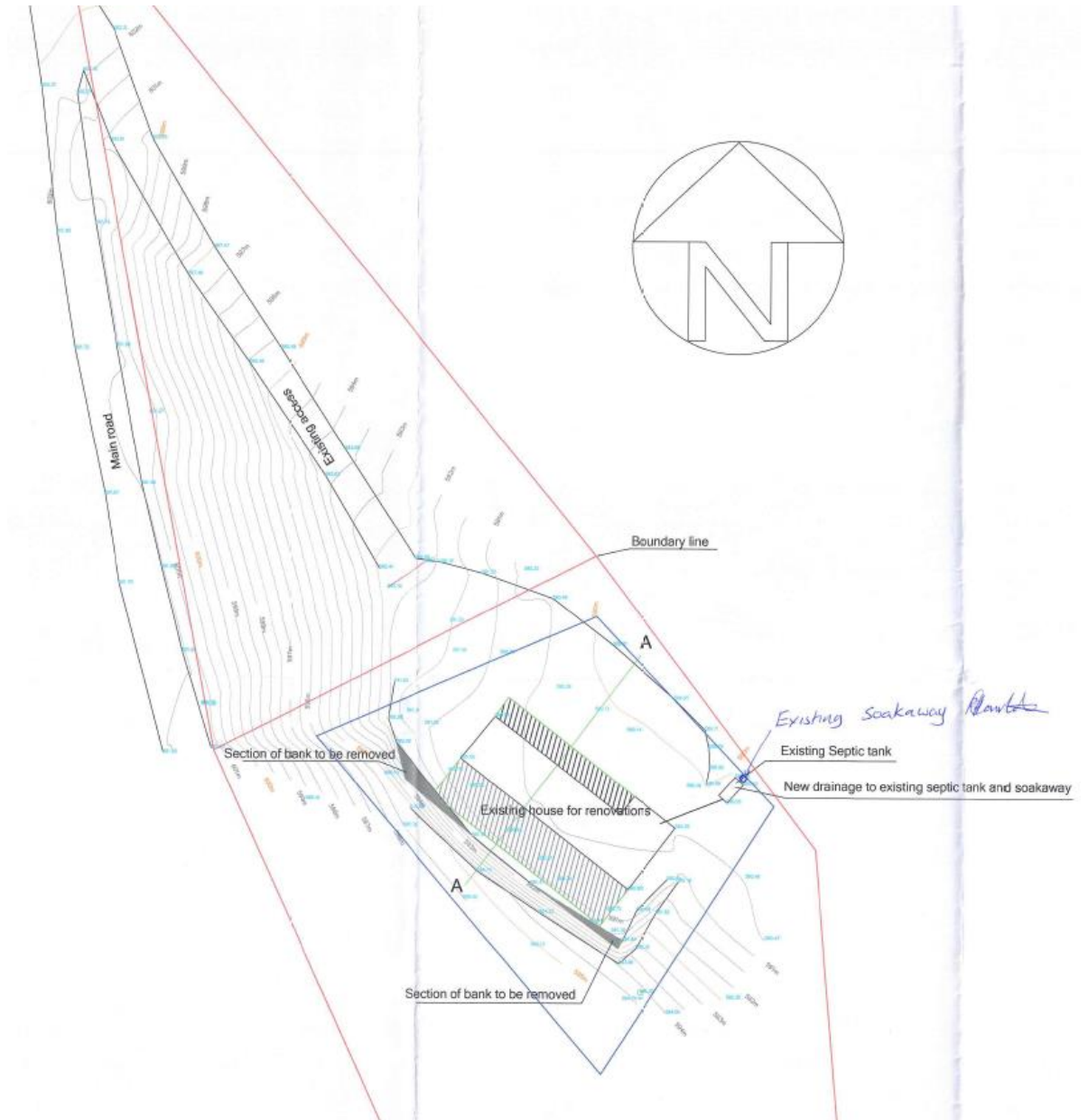


PROPOSED DEVELOPMENT

The existing dwelling is a two bedroom house. The proposal will consist of carrying out extensions and alterations to the house to create a garage/workshop area along the back of the house south west of the existing building, and a conservatory area to the front.

Some limited excavation will be required to the rear of the property, which effectively amounts to 'tidying' the existing banks.

Diagram 2: Site Plans and Sections



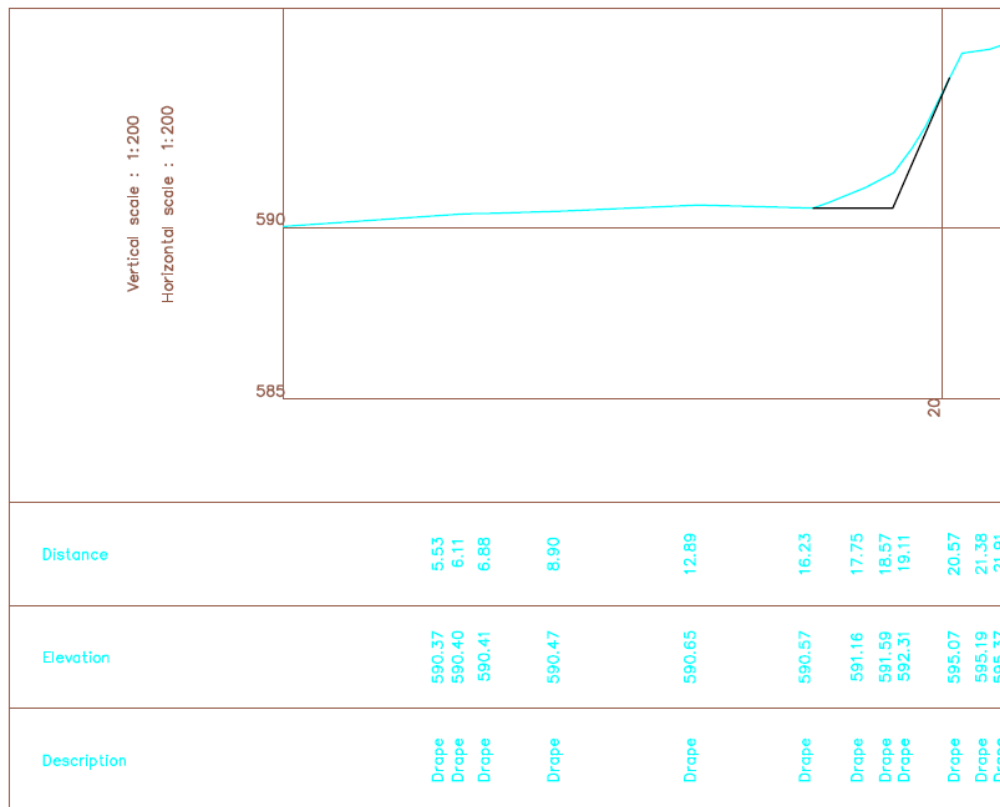
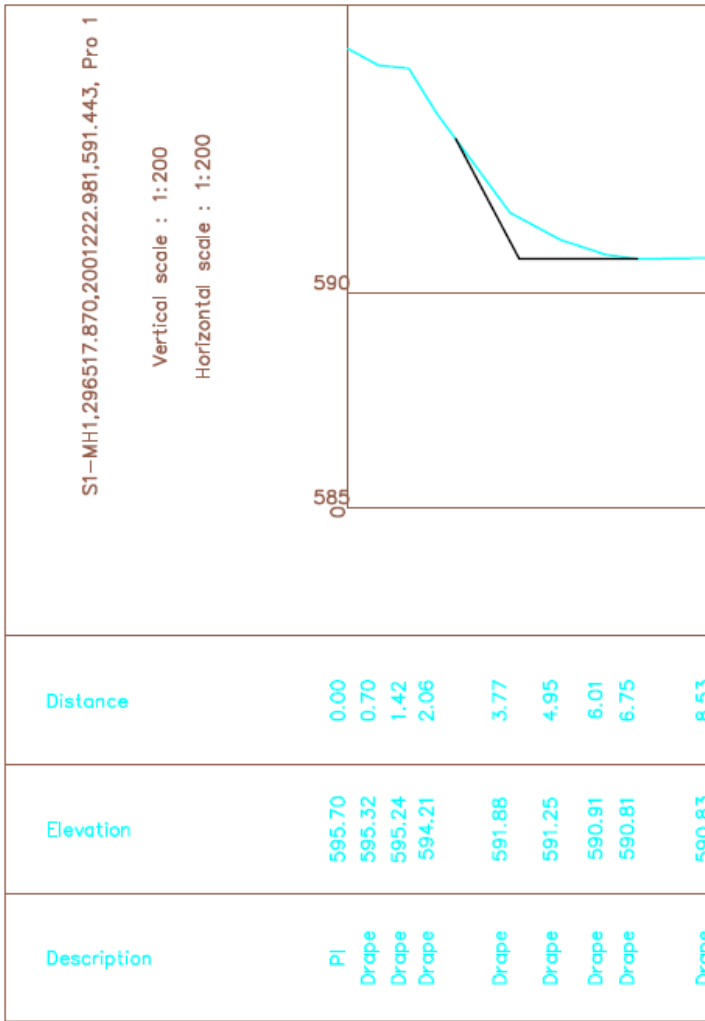
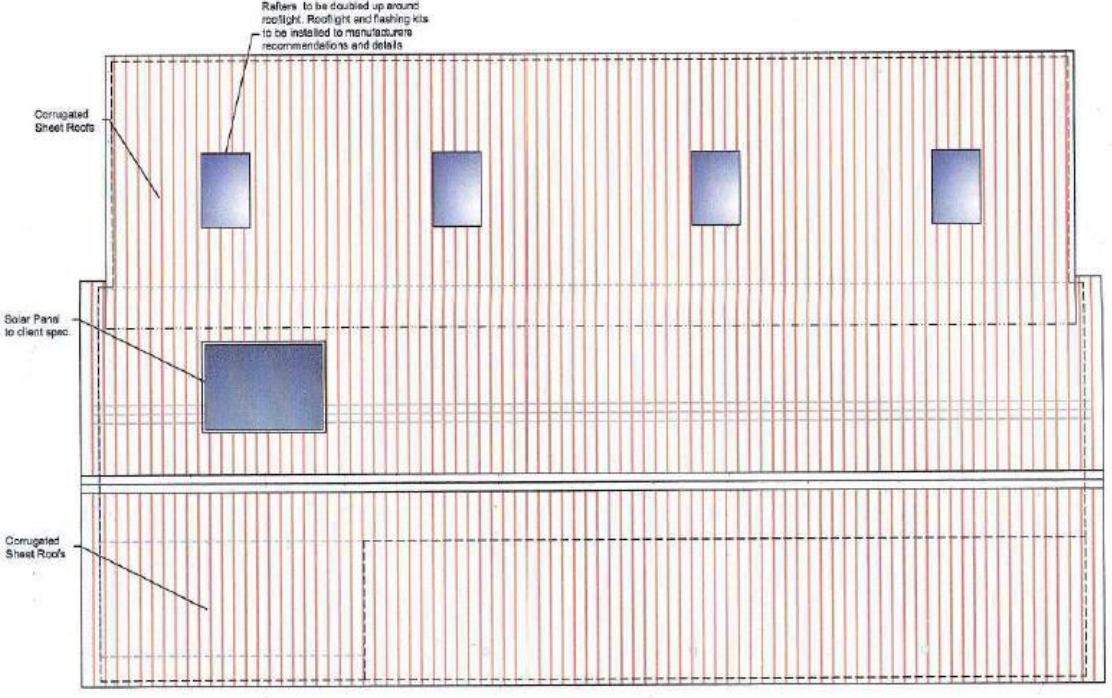
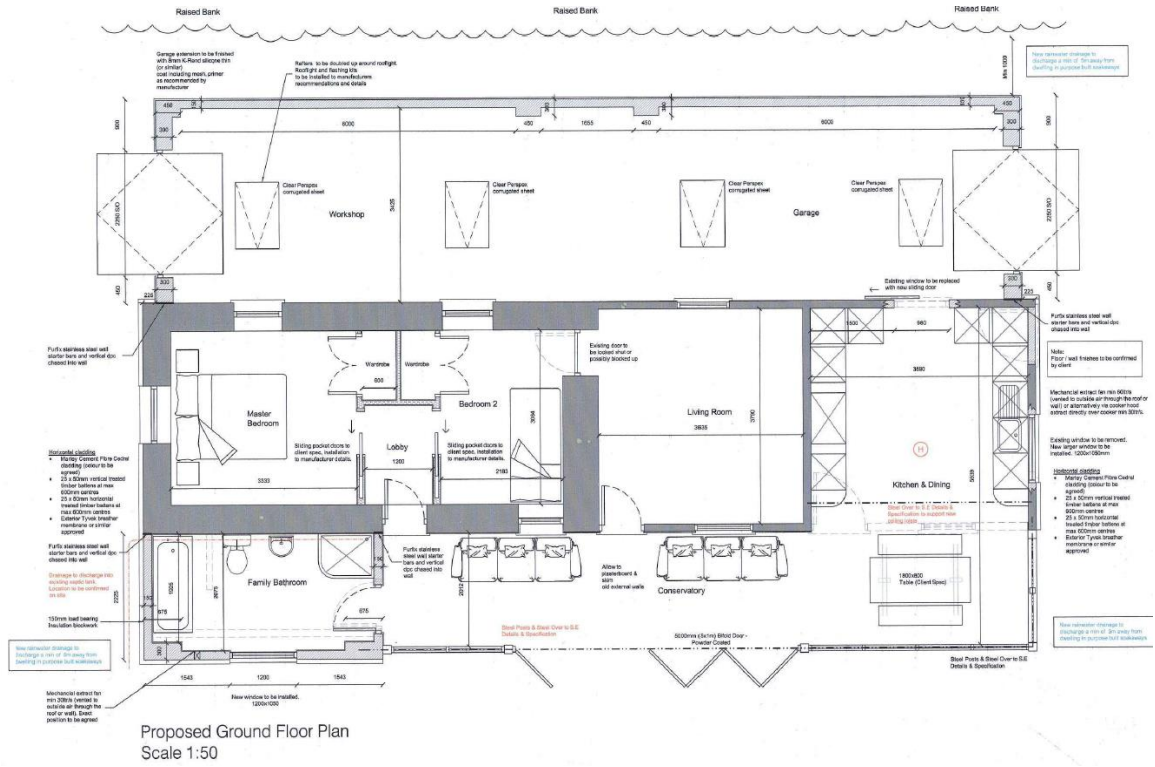


Diagram 3: Plan & Elevations





There will be alterations to raise the apex of the roof to cover the conservatory at the front of the dwelling. A mono-pitch roof will cover the garage/workshop to the rear.

The roof coverings will be corrugated metal sheeting and the external walls will be clad with cement fibre cladding.

REPRESENTATIONS

No representations were received from any members of the Public. No objections were raised by any of the statutory consultees. The following comment was received from Property Section:

“I have no objection to this development, but I am concerned about the location of soakaway, I am aware that this an existing soakaway but would be grateful if the applicant can consider relocating the soakaway so that it would be within his own property. This property has been vacant for a few years so it would an opportune time to do so.”

OFFICER RESPONSE

No additional bathrooms or bedrooms are proposed and the septic tank and soakaway already exist. The soakaway is close to the boundary which adjoins Crown land, it is therefore suggested an advisory is included suggesting the relocation of the soakaway is considered.

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:

- Coastal Zone Policies: CZ1, CZ3
- Sewage, Storm and Drainage Policies

OFFICER'S ASSESSMENT

In assessing this development, the proposal complies with the Coastal Zone policies. The building form, proportion, scale, details, external appearance and landscaping form a coherent whole. The amenity of existing buildings will not be significantly impacted and the amount of excavation is limited. A condition has also been included to ensure storm water is piped to storage tanks and any overflow diverted to an appropriate area.

The proposal is therefore considered to comply with the relevant policies in the LDCP and can be supported.