

Planning Officer's Report - LDCA July 2023

APPLICATION	2023/28 – Proposed Verandah & Garage Extension
PERMISSION SOUGHT	Full Permission
REGISTERED	8 th June 2023
APPLICANT	Jane Augustus
PARCEL	LWN0174
LOCALITY	Ropery Field, 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 9 June 2023▪ A site notice displayed in accordance with Regulations.
EXPIRY	23 June 2023
REPRESENTATIONS	None Received
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 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	No Objection
11. Sustainable Development	No Response
12. National Trust	No Objection
13. Sure SA Ltd	No Objection

14. Heritage Society

No Response

15. Maritime

Not applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located within the residential area of Longwood North, where it is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The existing dwelling is a two bedroom house that is the principal home. The developer proposes to construct an extension comprising of a verandah and garage that will be directly attached to the existing property. Access to the property is from the south side, off the main road. The extension will be built with materials that correspond with the existing building of concrete blockwork. The roof will be raised and the covered with IBR sheeting.

SITE PLAN - 1:200

EXISTING GARDEN GROUND

EXISTING SEPTIC TANK

PROPOSED EXTENSION

EXISTING HOUSE

EXISTING ACCESS

EXISTING MAIN ROAD

37800

50253

52168

36300

15550

19165

7615

10015

DATE: February 2023

SCALE (6 AS): 1:200

DRAWN BY: P. Dwyer

PROJECT NO. REVISION:

DRG NUMBER: A202

The image consists of two photographs of a single-story house. The top photograph shows the front facade of a light blue house with a red-tiled roof. It has a central entrance with a dark door and several windows with white frames. A small blue shed is visible on the right side. The bottom photograph shows the side profile of the same house, highlighting a covered porch area with a low wall and a dog in the foreground.

Diagram 4: Floor Layout & Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

No representations and/ or comments were received from any members of the public.

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 for an extension; the development will be made using the same materials as that of the existing building and will be coherent in terms of its design, scale and appearance. The amenity of existing buildings will not be significantly impacted. The proposal complies with the intermediate zone policies and relevant policies in the LDCP and therefore can be supported.