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: 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
- 15. Maritime

No Response 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.

Diagram 2: Proposed Site Plan

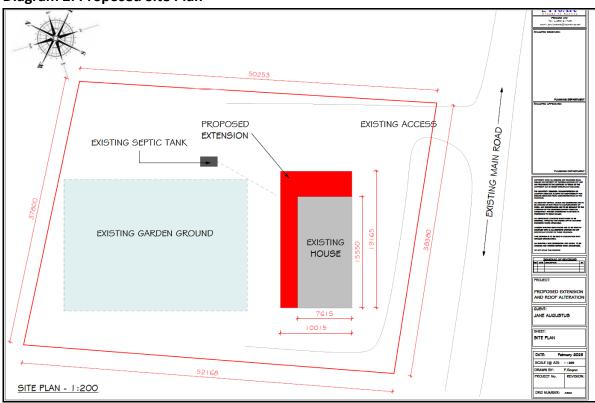


Diagram 3: Photograph of Existing Property



Report Author: Petra Joshua (Planning Officer) Report authorised by Shane Williams (Acting Chief Planning Officer) Application 2023/28

ProArc ПП 3 REAR ELEVATION 4 SIDE ELEVATION 1:100 1:100 - -- -5 SIDE ELEVATION. FRONT ELEVATION 19165 (2) 1:100 CONTRACT OVER ALL DESIGN AND DESIGNED BALL BALAN THE PROPERTY OF TAPABLE ACTION OF THE ART PERSONNES TO THE CONTRACT IN THEM. OF THE 115 3040 115 1780 15 3500 105 2930 115 3620 STING LAYOUT 2400 1 L5 2485 UGUSTUS 1895 15 2855 FLOOR PLAN (1)1:100

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.