

Planning Officer's Report - LDCA AUGUST 2023

APPLICATION	2023/31 – Alterations & Extension to Existing House to Convert One Dwelling Unit into Two Dwelling Units
PERMISSION SOUGHT	Full Permission
REGISTERED	6 th July 2023
APPLICANT	Gavin Williams
PARCEL	AF0030
LOCALITY	Gordons Post, Alarm Forest
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing 2-Bedroom House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 7th July 2023▪ A site notice displayed in accordance with Regulations.
EXPIRY	21 July 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 Objection – Comment
4. Roads Section	No Objection – Comment
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	Not Consulted
11. Sustainable Development	No Response
12. National Trust	No Objection
13. Sure SA Ltd	No Objection – Comment

14. Heritage Society

No Response

15. Maritime

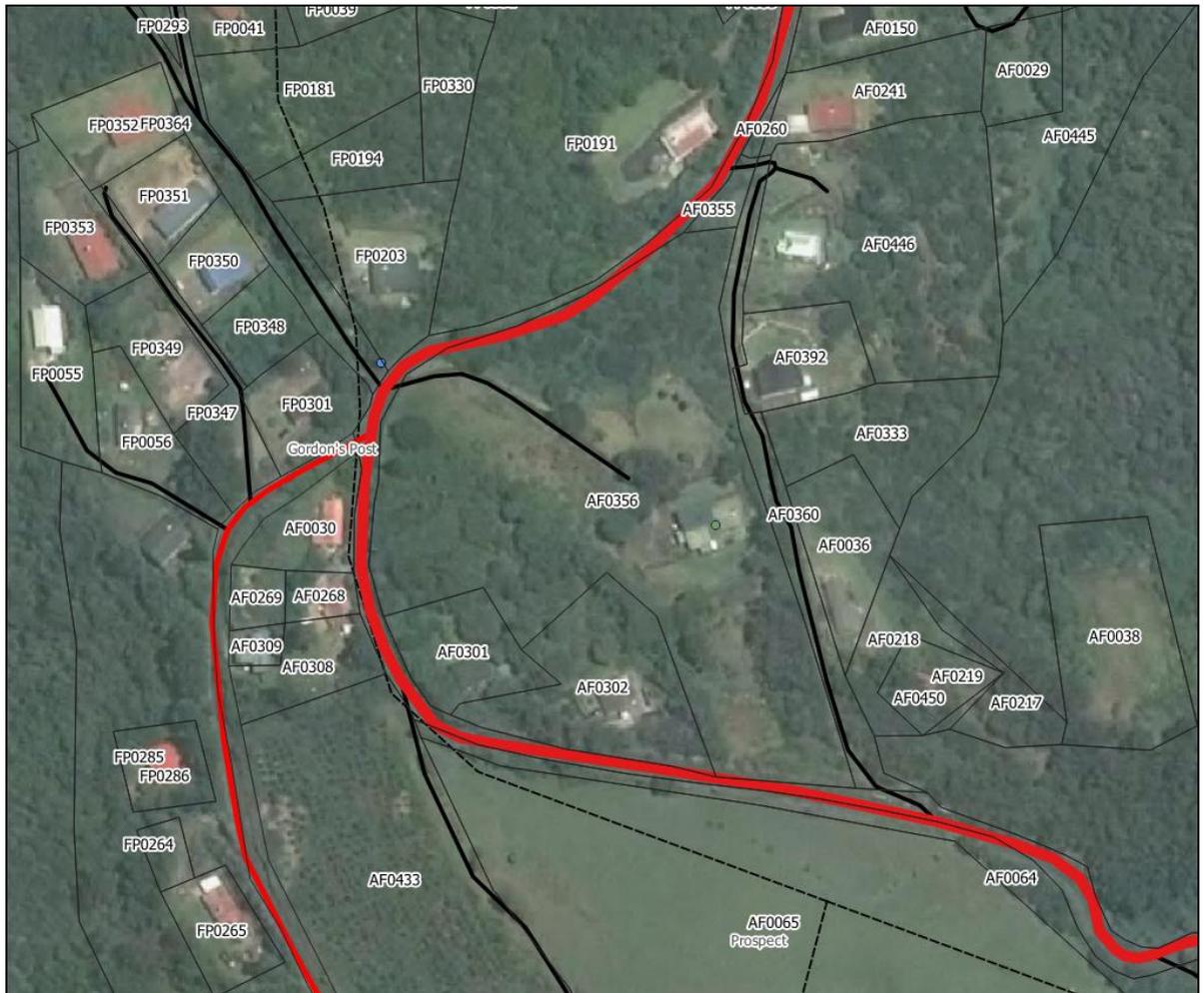
Not applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

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

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The developer proposes to convert an existing one dwelling unit into two dwelling units, which will include alterations and extensions of the existing dwelling. The proposed new, two-unit development will be a conjoined mirrored design, comprising of; an open plan kitchen-dining and lounge area, ensuite bedroom, walk-in wardrobe and a shared verandah that extends along the front of both dwellings, with the lounge at the end on either side. There is door leading directly from the lounge on to the verandah for each dwelling. Proposed access will be from the east side, off the main road with a small parking area to the North side of the dwelling. External walls will be built out of concrete blockwork, rendered then painted. Roof

coverings will be made from IBR sheeting and in a colour that will complement the roofs of neighbouring properties. It is proposed to utilise the existing septic tank and soakaway for dealing with the sewerage and utilisation of existing water storage tanks to capture rainwater and surface water.

Diagram 2: Proposed Site Plan

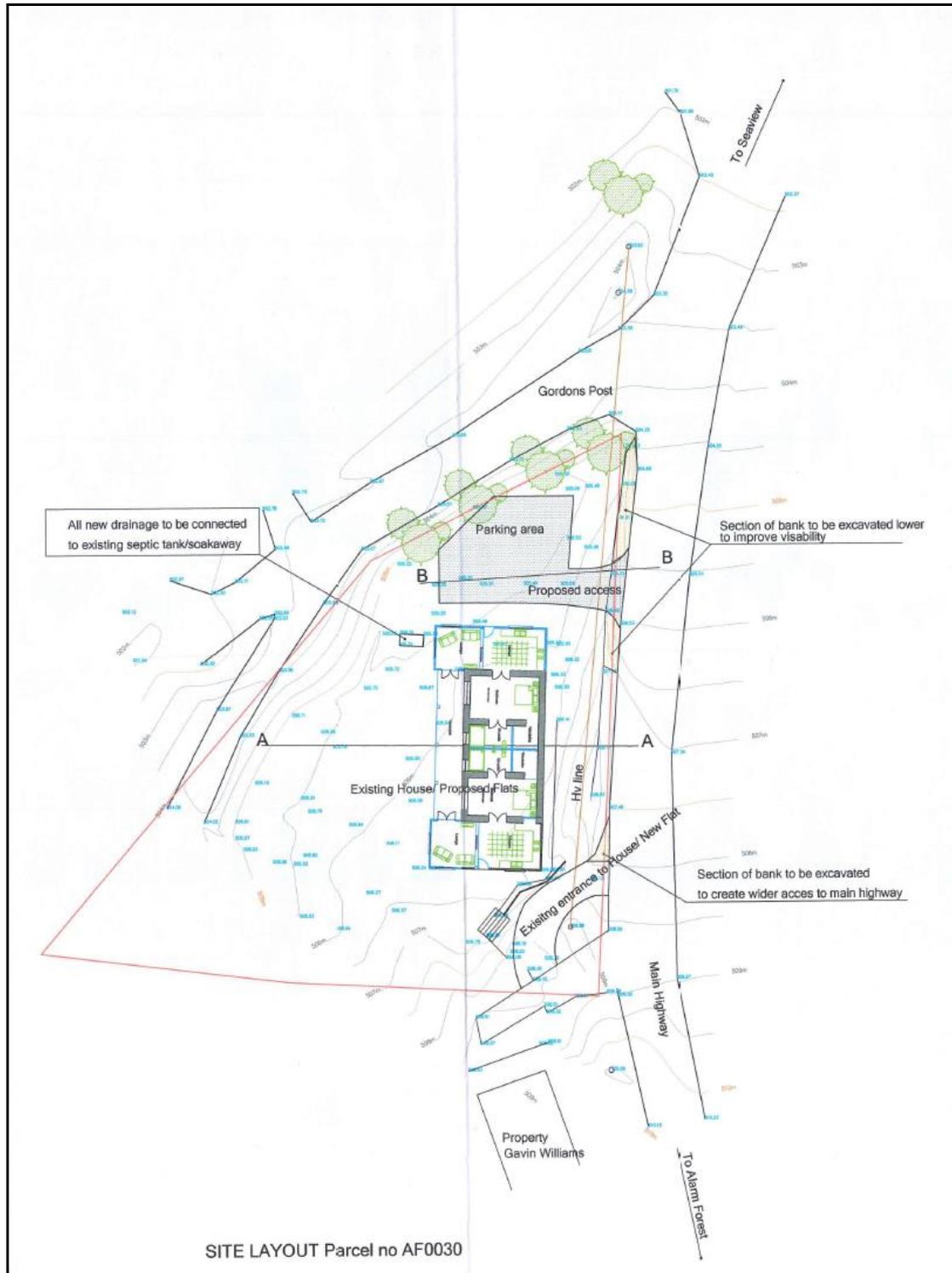


Diagram 3: Cross Section

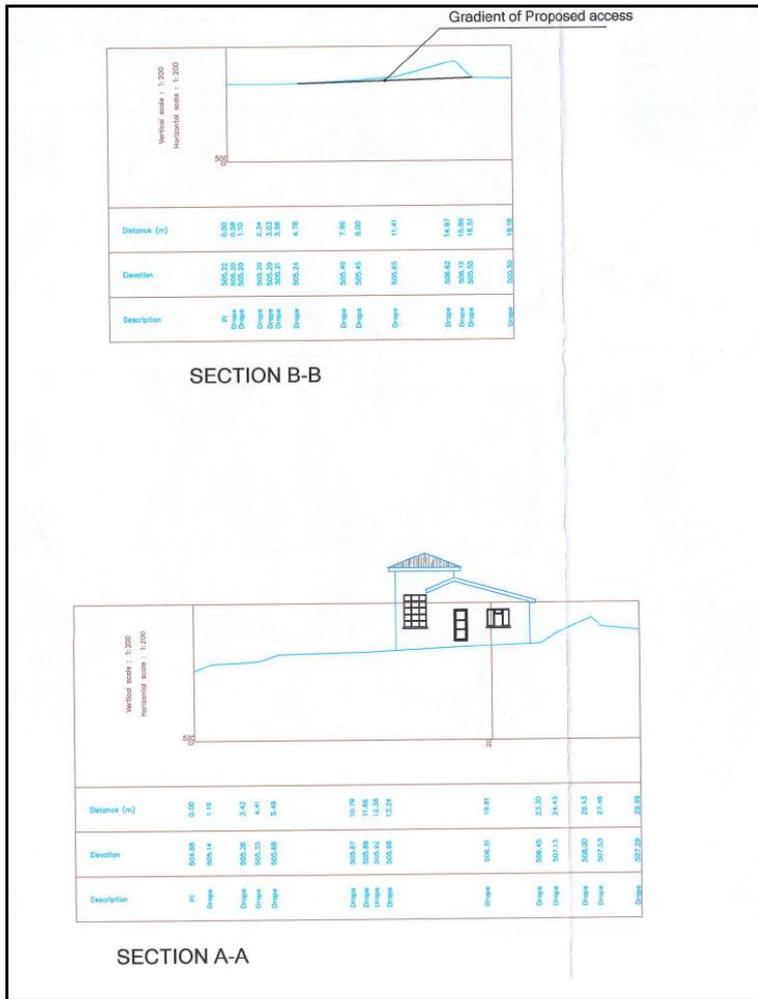


Diagram 4: Proposed Floor Layout

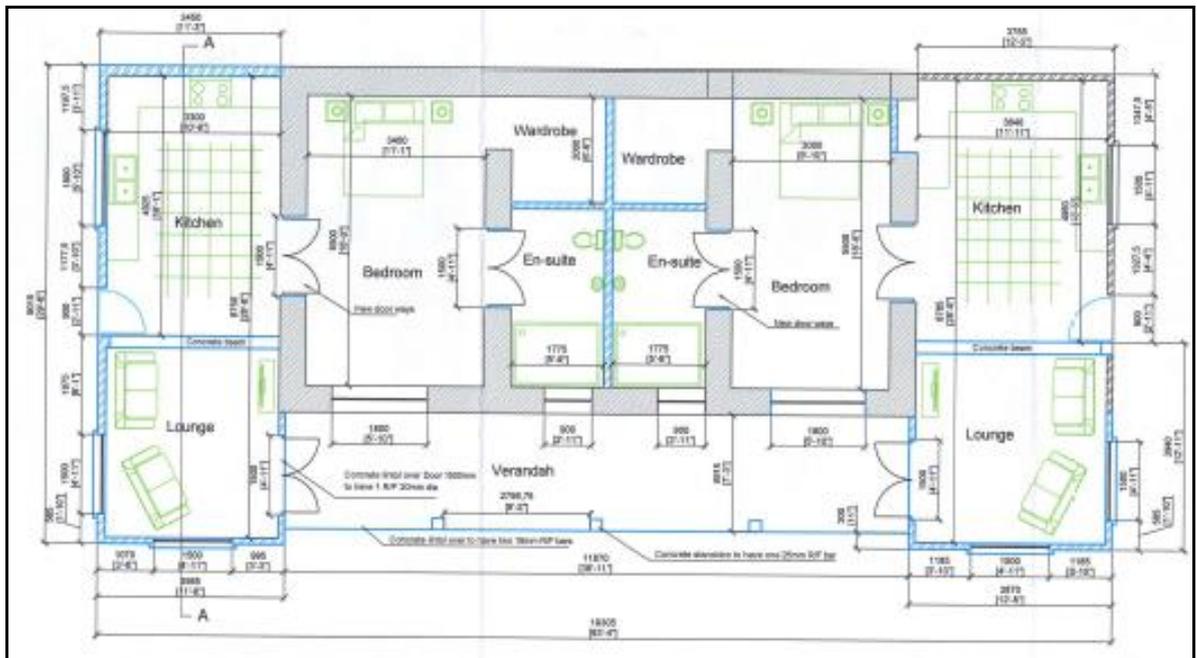
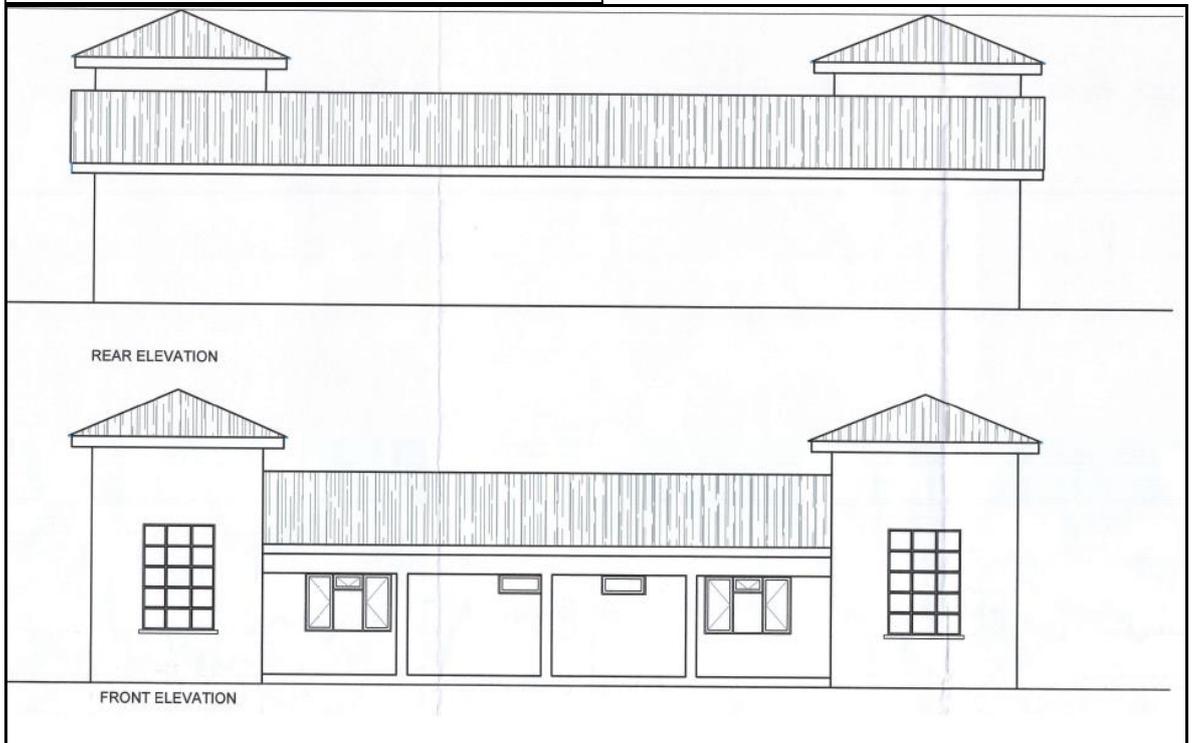
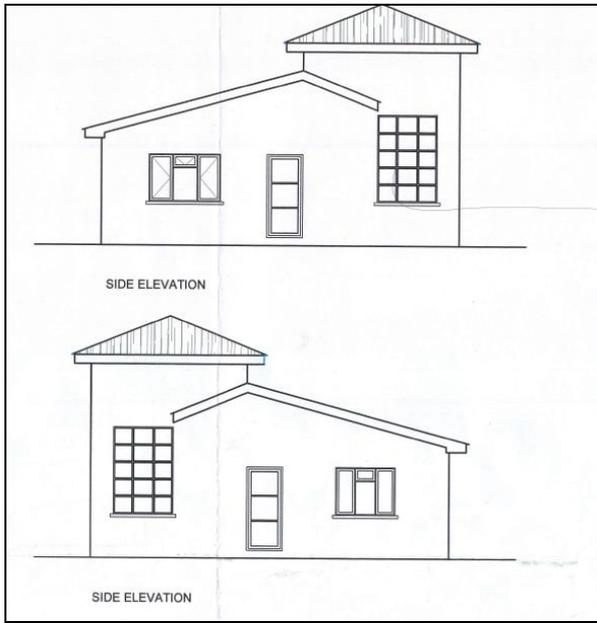


Diagram 5: Proposed Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

Report Author: Petra Joshua (Planning Officer)

Report authorised by Shane Williams (Acting Chief Planning Officer)

Application 2023/31

There were no representations or objections received from any members of the public. However, there were comments/ recommendations received from the Fire & Rescue Service and Road Section, as detailed below—

Road Section

Applicant is to be fully responsible for any storm water flowing from the existing public road onto the property and should bear the cost of installing drains as appropriate. If appropriate, conditions should also require the applicant to be fully responsible for managing any storm water that falls on the development site. Storm water shall not be discharged onto the public highway/ or to be a nuisance to property owners below them.

New access to this property should be cut in a suitable way for vehicles approaching the property and for coming on to the main highway. Please insure the access road joining the main road is suitably surface so the existing road edging doesn't get damage, and also install drainage as stated above, access road spurs also need to be maintained by the Applicant.

Fire & Rescue Service

If not already installed, and if these two dwelling units are intended to be rented to the public, the SHF&RS will need to have a copy of the plan printed to scale for the installation of passive and active firefighting equipment.

Sure SA Ltd

As mentioned on application no.2023/24, please be aware of the major overhead telecoms cables in the access areas. Please take extreme care during excavation and construction works.

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 IZ1 (a, b, f, g and h)
- Housing Policy
- Water: Policy W2
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7
- Road and Transport Policies: RT1 (c and d), RT3 and RT7

OFFICER'S ASSESSMENT

The siting of the dwelling faces in a north-westerly direction and responds well to the context of the area, which is a quiet residential setting with tall trees surrounding. The proposed development will be made using the same materials as that of residential buildings in the area, however, the design deviates from typical extensions, with the roof height being higher on the extension, either side of the dwelling. This higher roof feature for each dwelling sits over the lounge area. Although prominent at either end of the dwelling, the extension is considered to be coherent within itself, where the design and overall appearance of the building is well proportioned viewed from all four elevations. The footprint of the development is of a similar size to surrounding dwellings, at approximately 174sqm. Overall, the proposal complies with the intermediate zone policies and therefore can be supported.