

Planning Officer's Report - LDCA SEPTEMBER 2023

APPLICATION	2023/37 – Conservatory, Bedroom and Lounge Extension and Change of Roof Profile
PERMISSION SOUGHT	Full Permission
REGISTERED	20 July 2023
APPLICANT	Jacqueline Henry
PARCEL	SCOT0196
LOCALITY	Pounceys, St Pauls
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing Principal Home
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 20th July 2023▪ A site notice displayed in accordance with Regulations.
EXPIRY	3 August 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 Objection
5. Property Division	No Objection
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

14. Heritage Society

No Response

15. Maritime

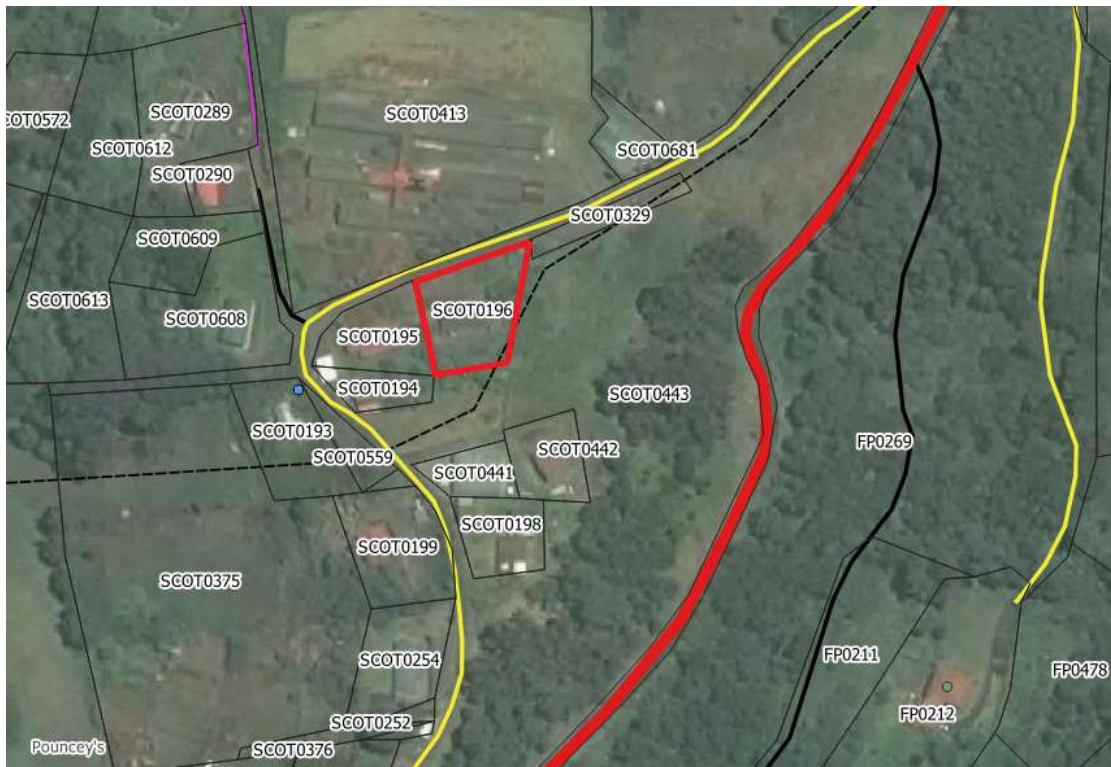
Not applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

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

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The developer proposes extensions and alterations to their existing principal home that consists of; a new conservatory, lounge, bedroom and a new roof profile. The proposed extensions of new conservatory, lounge and bedroom are all situated at the front of the existing house design and increases the footprint by more than fifty percent of the original construction. Alterations include new blockwork in various places to enclose existing doorways, windows and open areas to make new living spaces, such as the kitchen and an ensuite bathroom for the new bedroom. The new roof will be made from IBR sheeting and in a colour that will complement the roofs of neighbouring properties.

Diagram 2: Proposed Site Plan

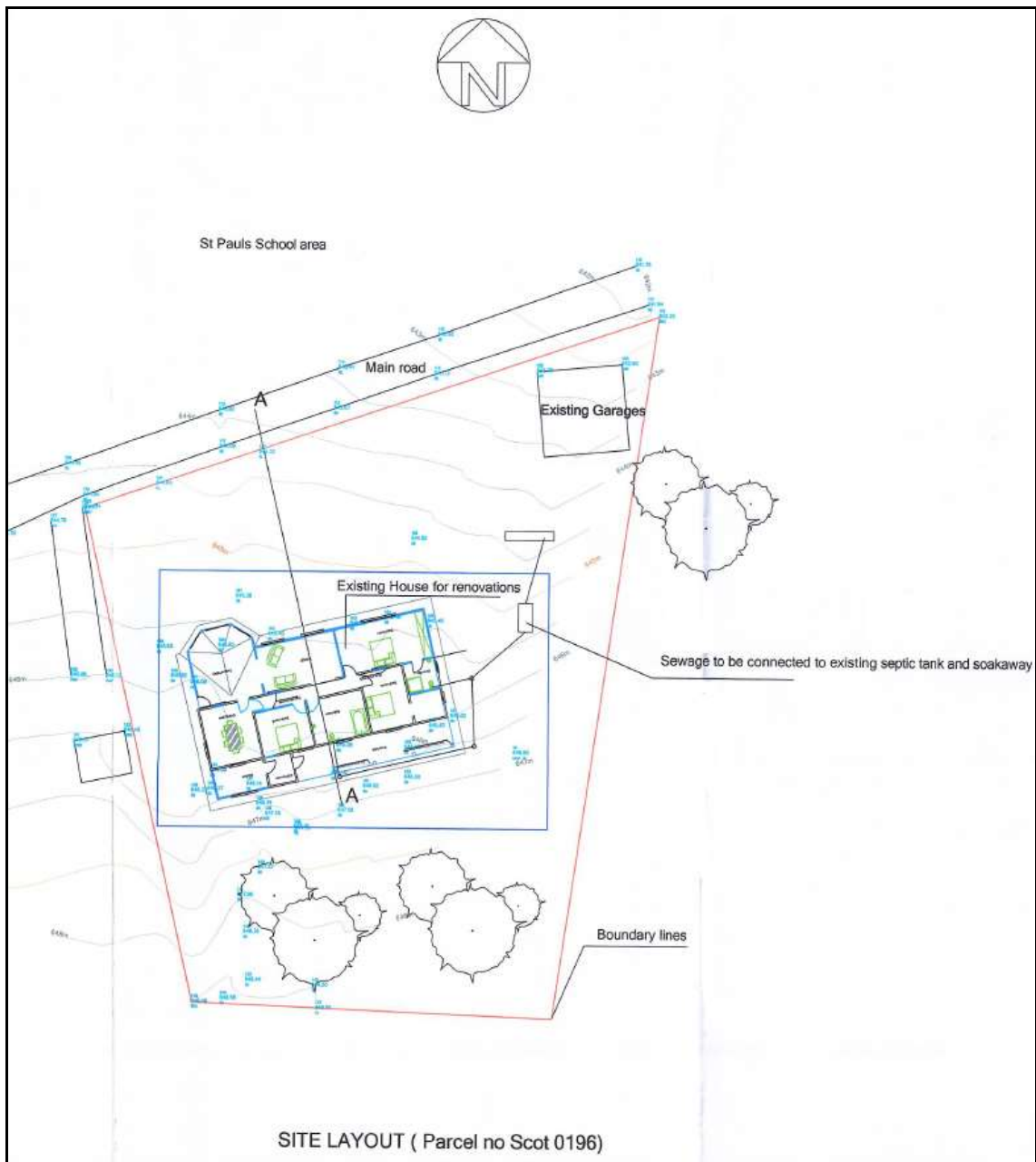


Diagram 3: Site Section

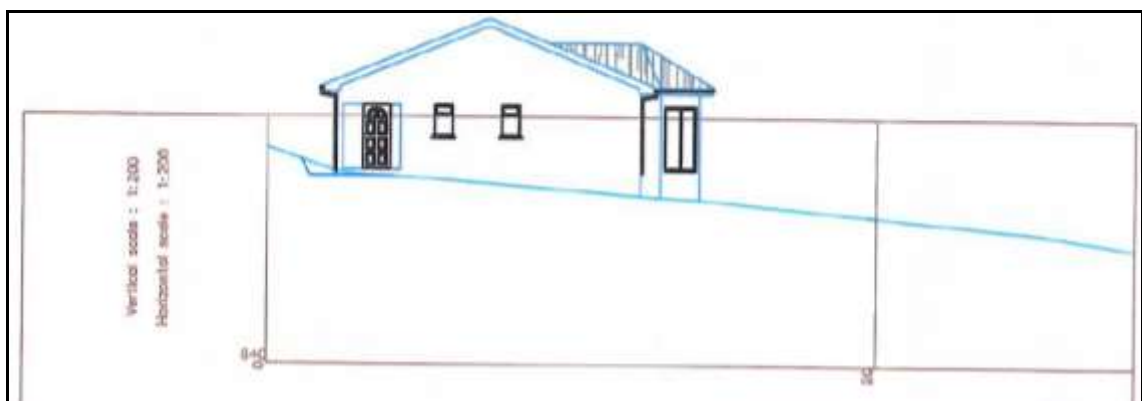


Diagram 4: Existing Layout & Elevation

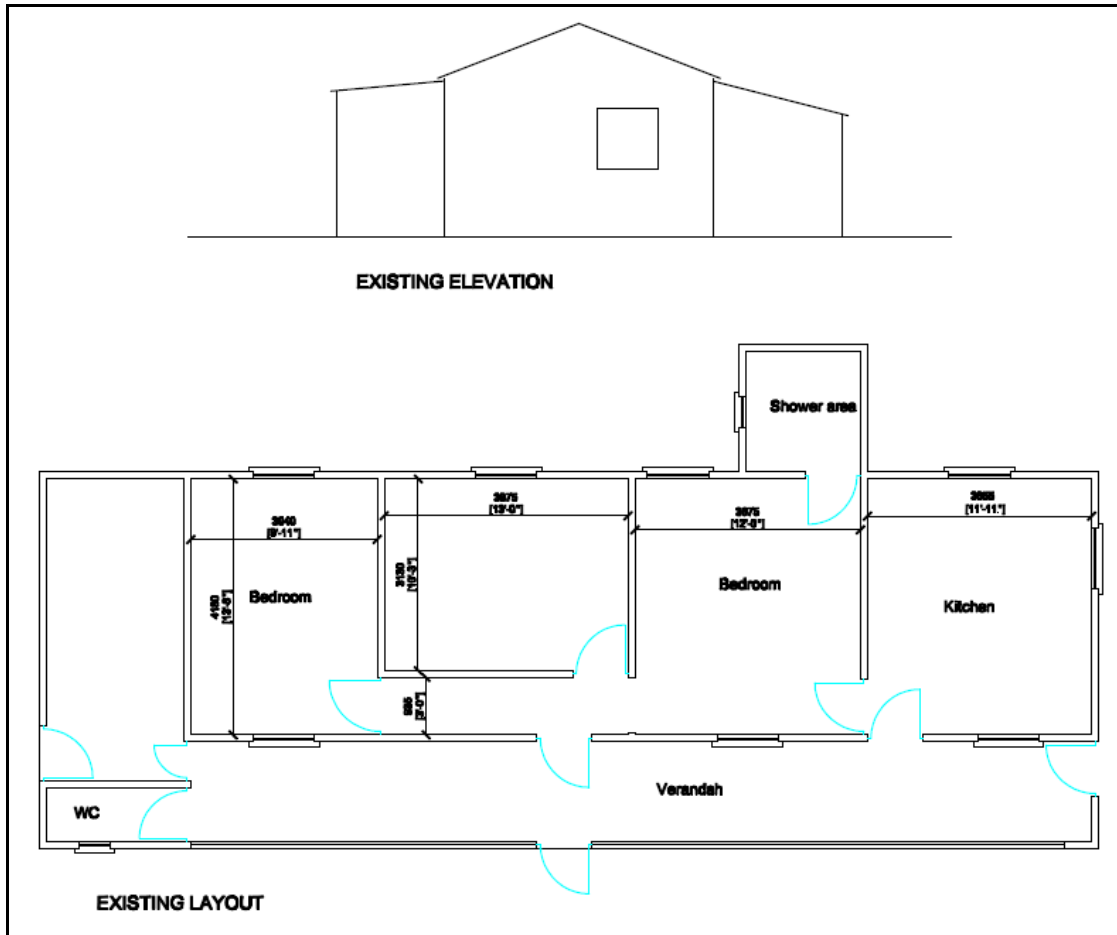


Diagram 5: Proposed Floor Layout

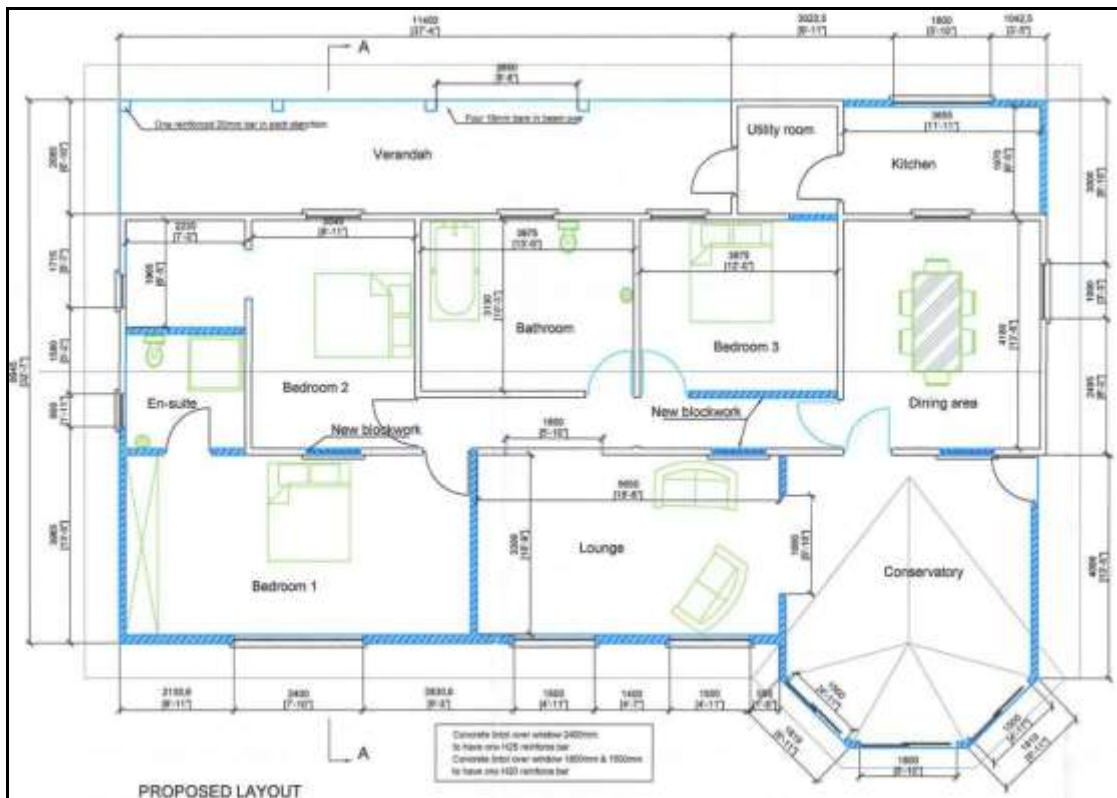
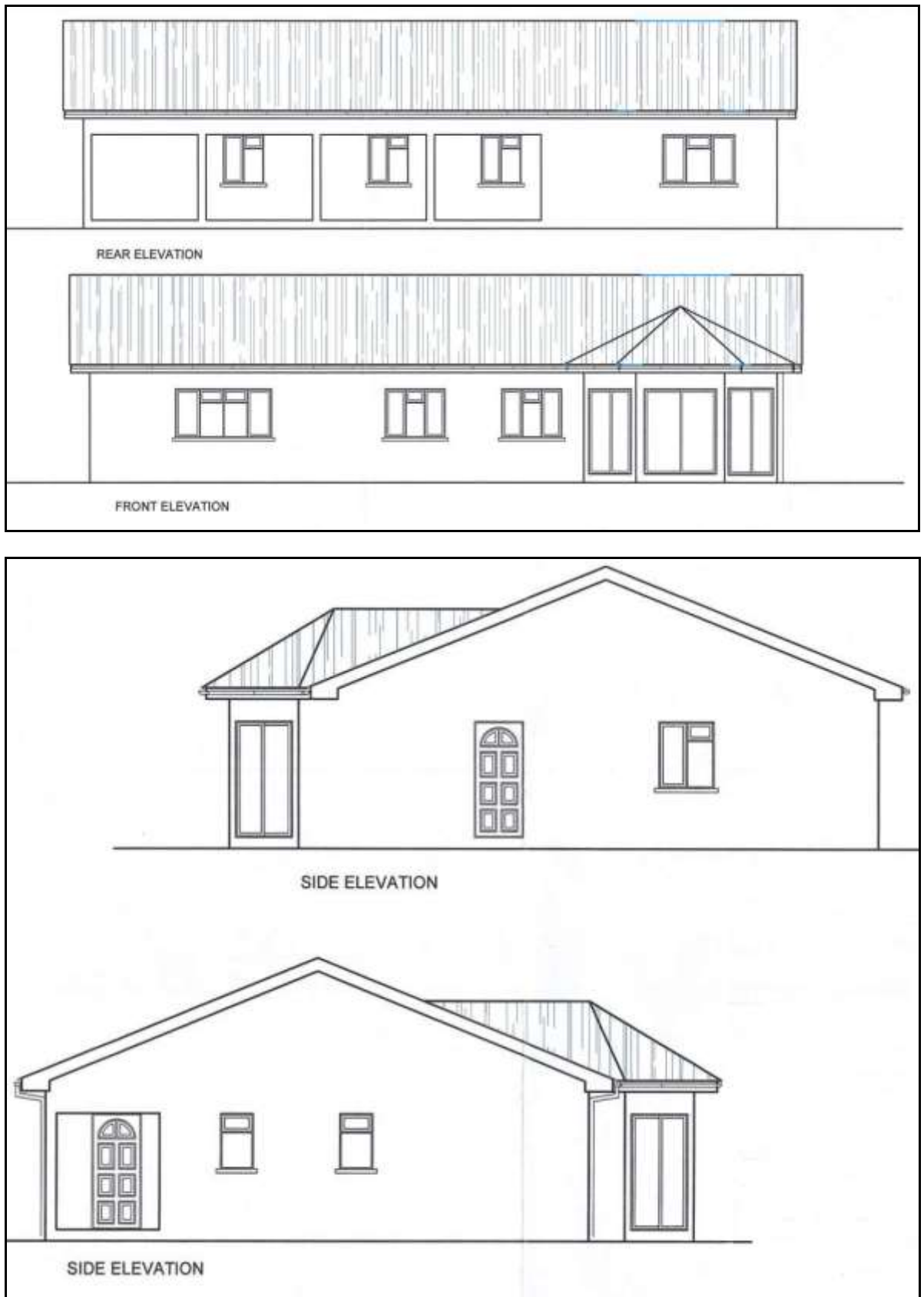


Diagram 6: Proposed Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or 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 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 proposed extensions, alterations and new roof will be made using the same materials as that of the residential buildings in the area, which will complement the overall aesthetic of the surrounding neighbourhood. Although the total area of the proposed extension increases the house design footprint by almost seventy percent, it does not extend beyond the property boundary lines or the parameter lines of the construction footprint. 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 final footprint of the development is of a similar size to surrounding dwellings and will enhance the overall aesthetic of this quaint, quiet nook of a neighbourhood. To conclude; the proposal complies with the intermediate zone policies and therefore can be supported.