

Planning Officer's Report - LDCA SEPTEMBER 2023

APPLICATION	2023/38 – Extension to Existing House to Form a Verandah, Utility Room and Carport
PERMISSION SOUGHT	Full Permission
REGISTERED	3 August 2023
APPLICANT	Darrell Richards
PARCEL	NG0289
LOCALITY	New Ground
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 4 August 2023▪ A site notice displayed in accordance with Regulations.
EXPIRY	18 August 2023
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection – Comment
3. Fire & Rescue	No Objection
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 Objection
12. National Trust	No Objection
13. Sure SA Ltd	No Objection

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|----------------------|----------------|
| 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 New Ground, where it is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The developer proposes an extension to their existing principal home to form a verandah, utility room and carport. The proposed extensions of new utility room and carport are situated to the west side of the existing house design and the verandah will surround the entire house. This development increases the dwelling footprint by more than one hundred percent of the original construction, including the verandah area. The proposed utility room will join on to the west side of the existing kitchen, but will be a separate room with its own door entry. The carport will be adjacent and adjoining to the utility room and verandah to the west side. 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

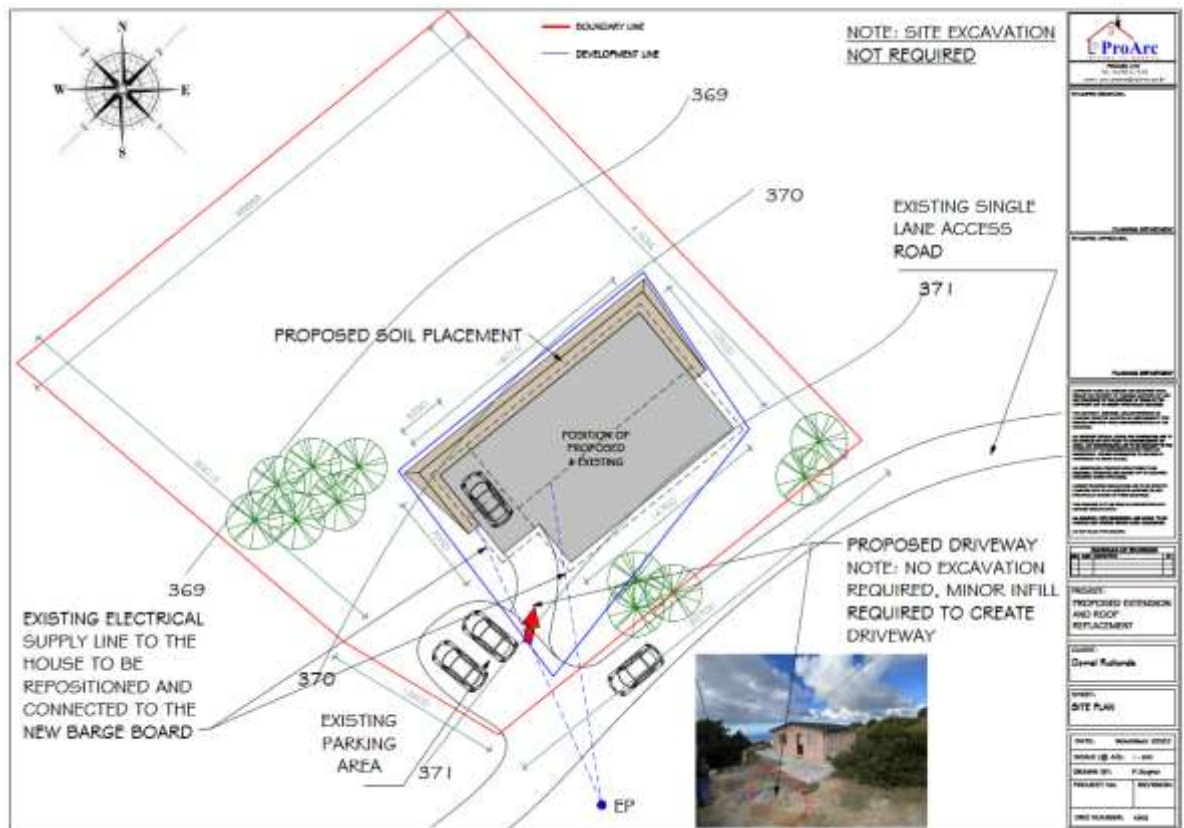


Diagram 3: Existing & Proposed Floor Layout

Existing



Proposed

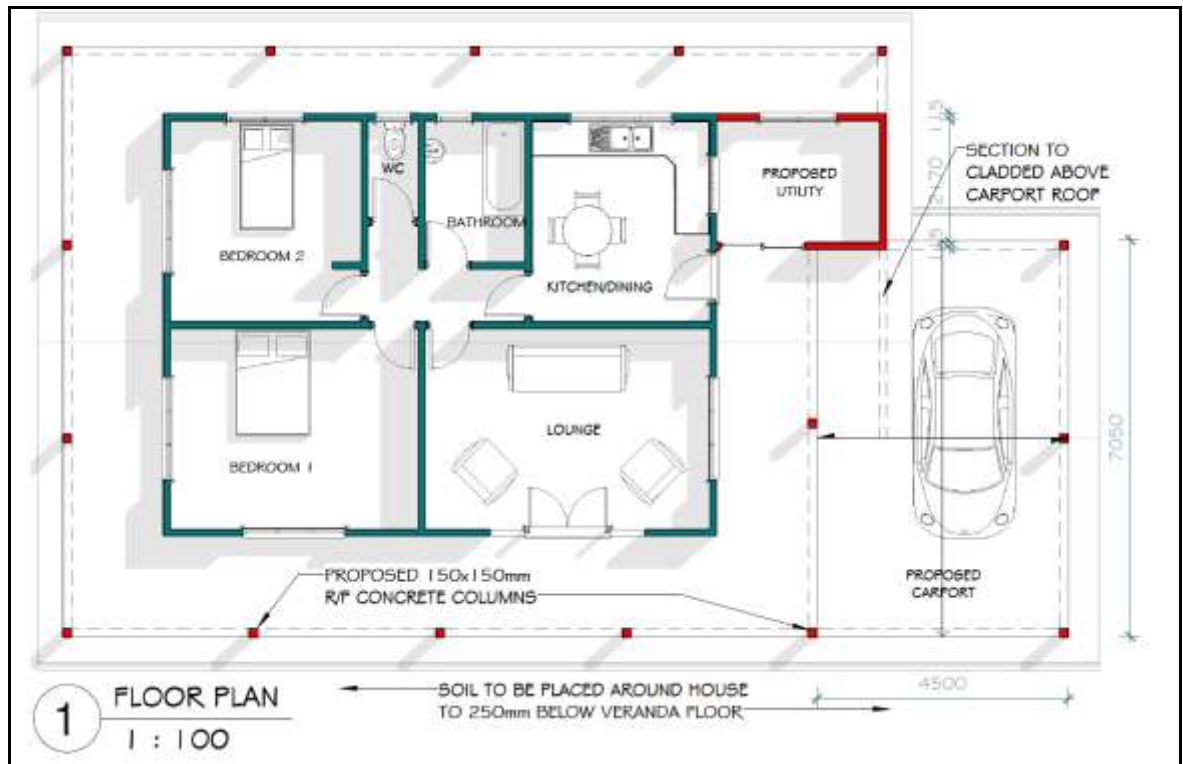
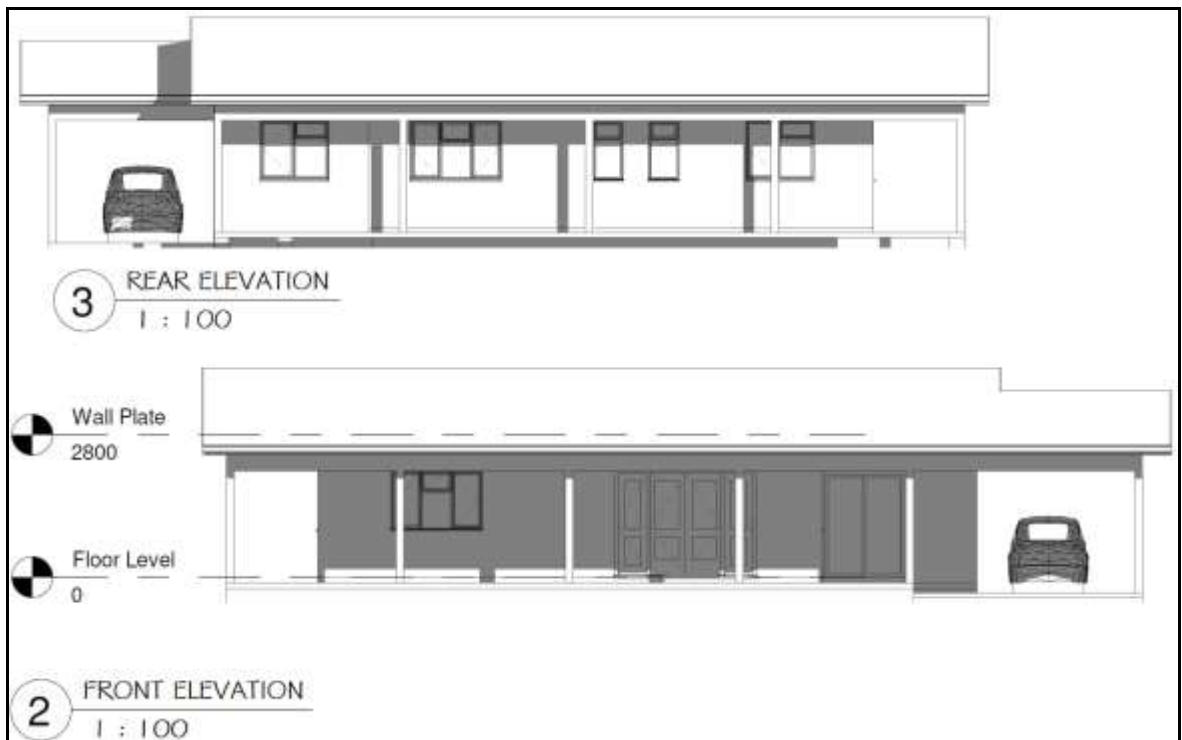


Diagram 4: Existing & Proposed Elevations

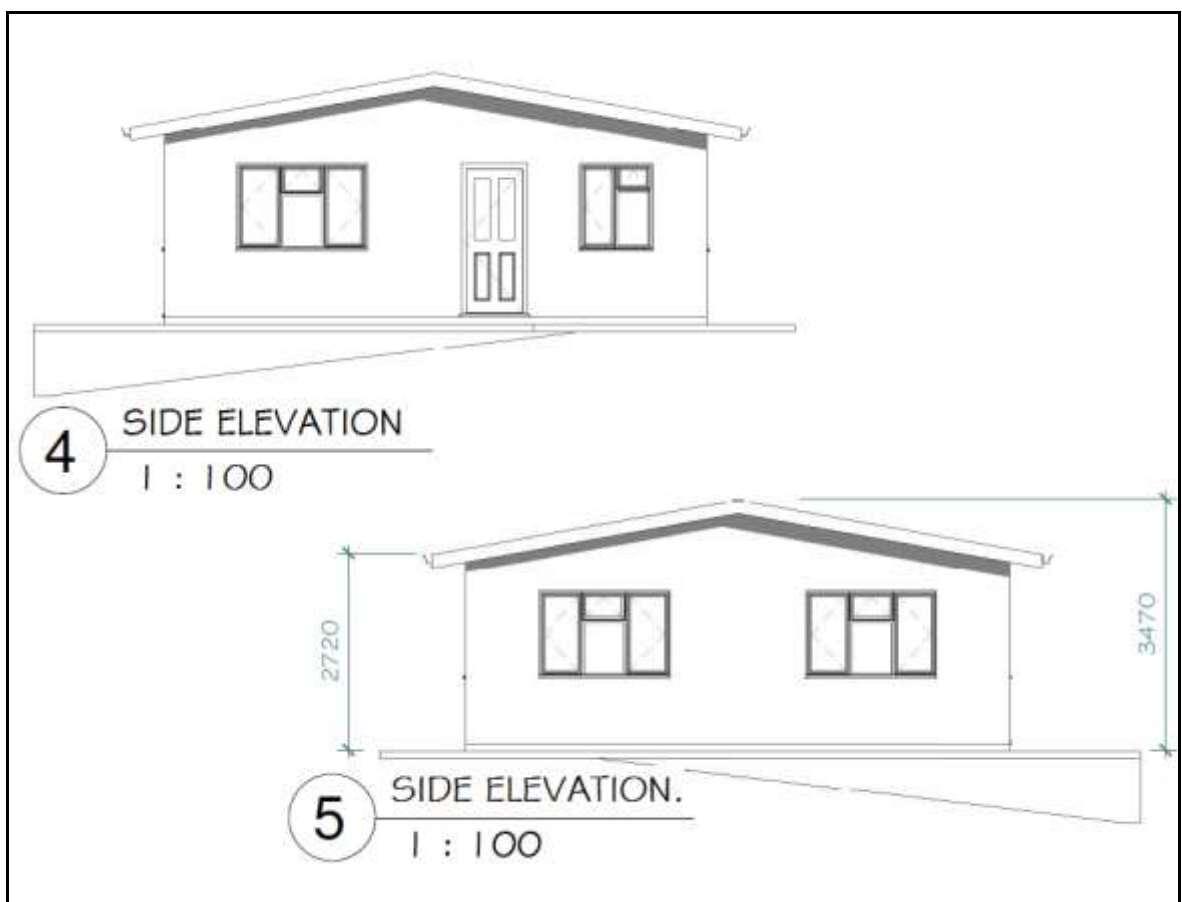
Existing



Proposed



Existing



Proposed

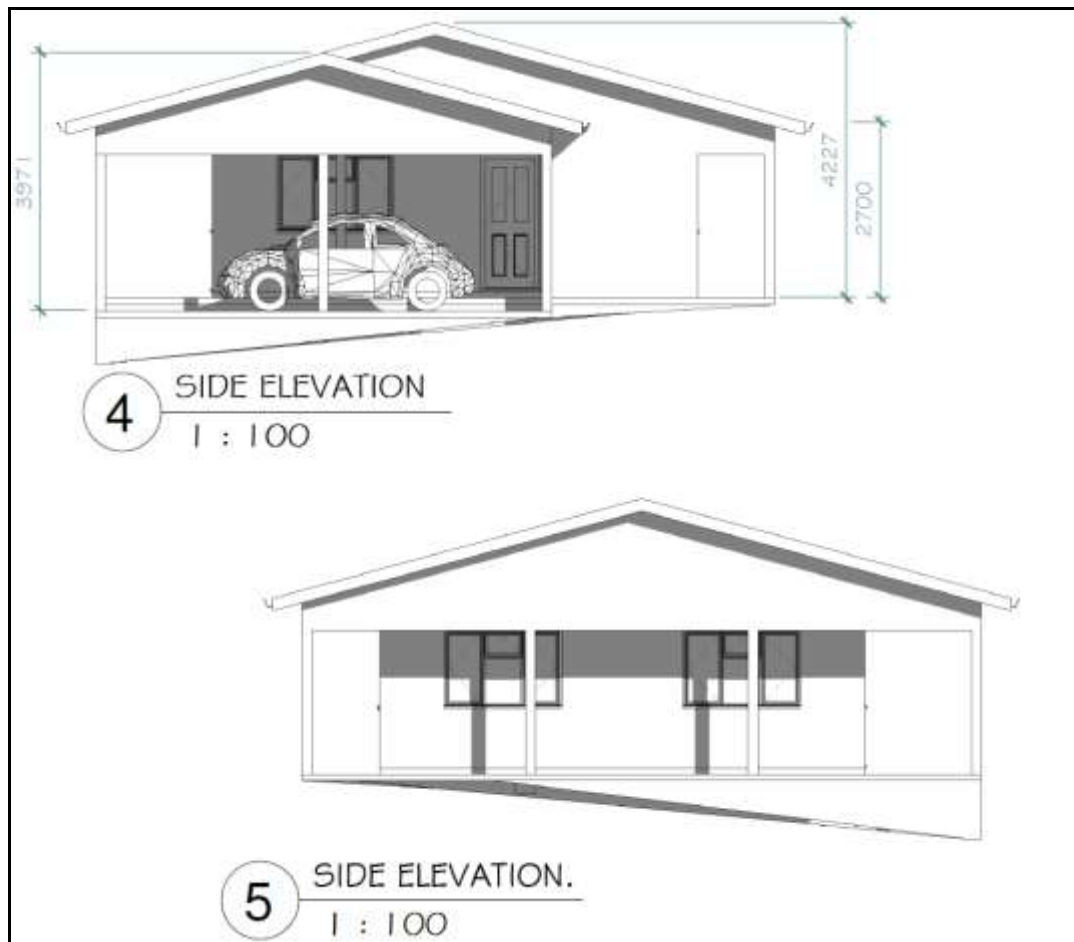


Diagram 5: Visuals for Existing & Proposed

Existing



Proposed



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from any members of the public. However, there were comments/ recommendations received from Connect Energy, as detailed below—

Connect Energy

‘Darrell to confirm that he will pay the cost if Connect need to relocate the LV Line.’

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 and roof will be made using the same materials as that of the residential buildings in the area, which complements the surrounding neighbourhood. Albeit the total area of the proposed extension increases the house design footprint by over one hundred percent (including the verandah), it does not extend beyond the property boundary lines or the parameter lines of the construction footprint. There is no need for excavation for this development, however, minor infill will be required for the driveway. The electrical supply line that currently serves the house will have to be repositioned and reconnected. The extension is considered to be coherent within itself, where the design and overall appearance of the building is well-proportioned and improves upon the aesthetic of the local area. The final footprint of the development is of a similar size to surrounding dwellings. To conclude; the proposal complies with the intermediate zone policies and therefore can be supported.