

Planning Officer's Report - LDCA SEPTEMBER 2023

APPLICATION	2023/39 – Proposed First Floor Extension
PERMISSION SOUGHT	Full Permission
REGISTERED	3 August 2023
APPLICANT	Mike Ormrod
PARCEL	LWS0468
LOCALITY	Woody Ridge, Levelwood
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 Response
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	No Objection
11. Sustainable Development	No Objection
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 Woody Ridge, 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 the first floor of their home. The proposed extension will continue the existing, partial, first floor that consists of one bedroom and bathroom, to include two additional bedrooms, a walk-in closet, ensuite bathroom and a store cupboard. These additional living spaces on the first floor will be situated directly above the full length of the ground floor to create a complete, rectangular shaped two-storey dwelling. The existing spiral stairway will be modified to a conventional stairway that starts up from the dining room and splits off midway to the east and west wing of the first floor. The new roof will be made from IBR sheeting and red in colour to complement the existing roof.

Diagram 2: Cross Section

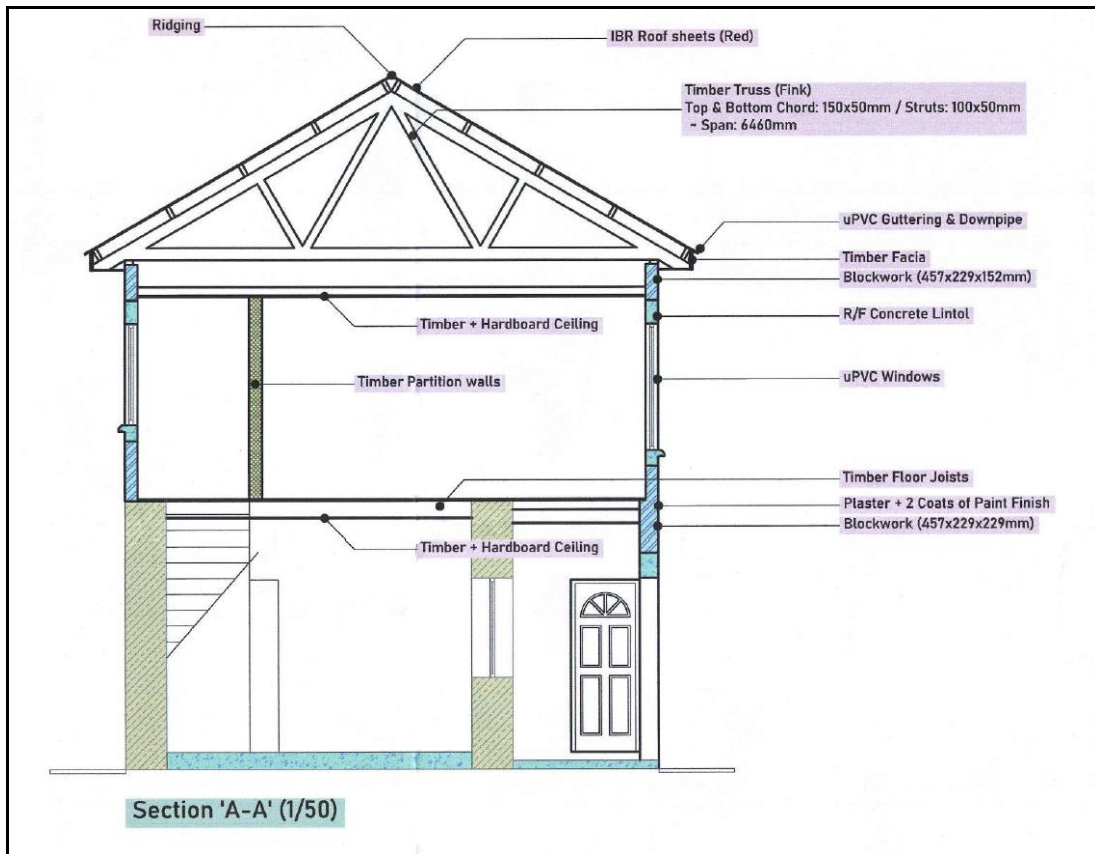
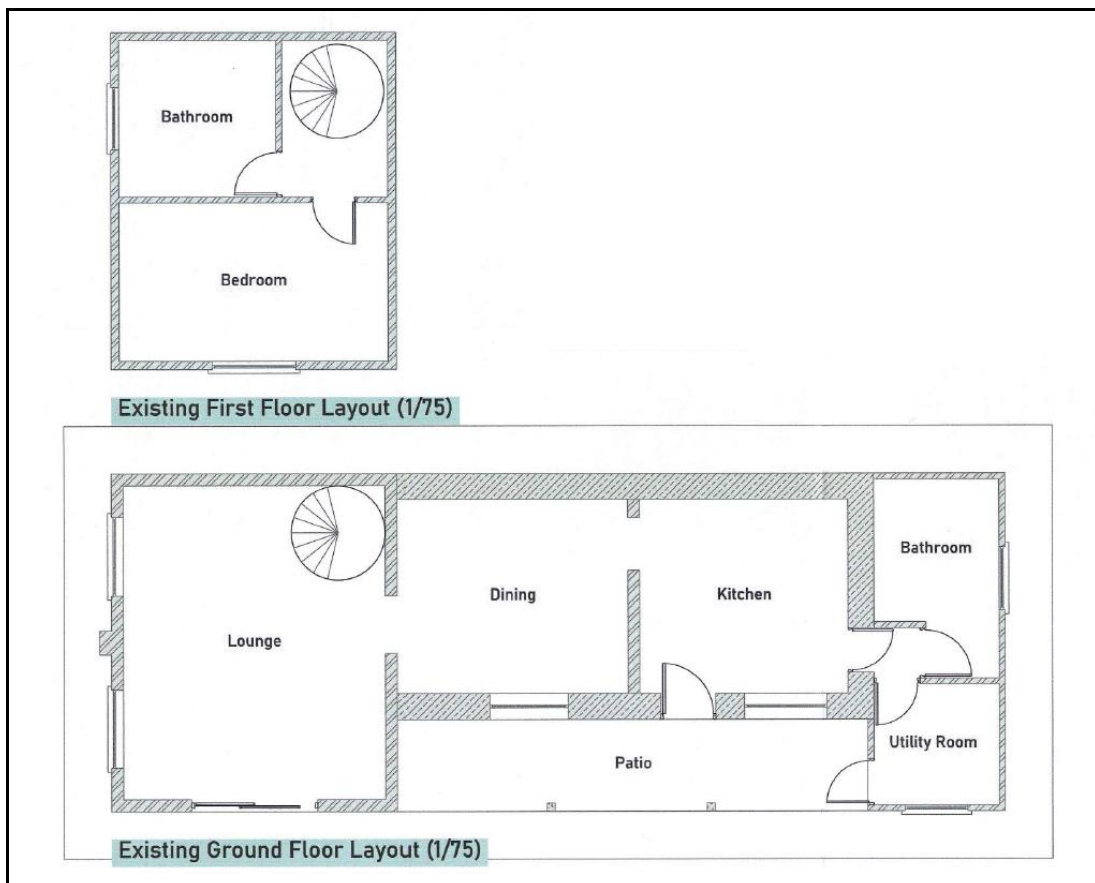


Diagram 3: Existing & Proposed Floor Layouts



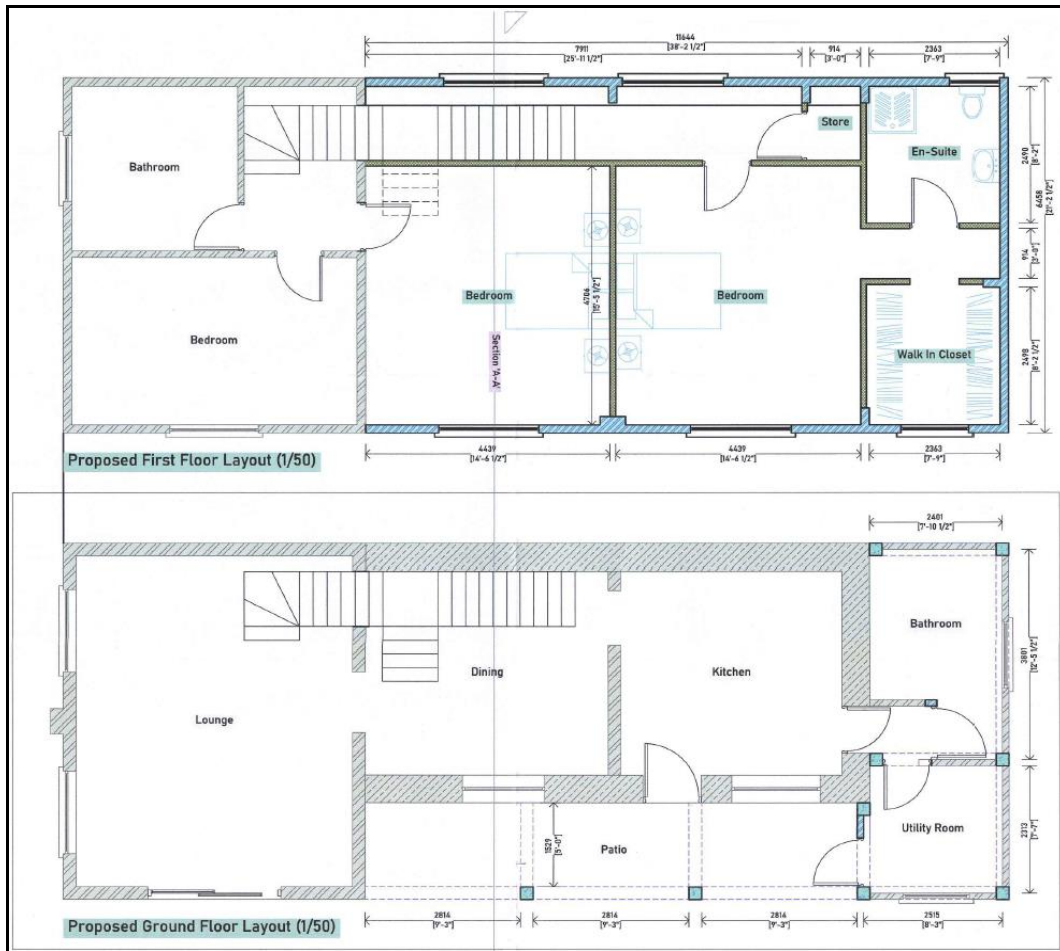


Diagram 4: Proposed Elevations



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 first floor extensions and roof will be made using the same materials as that of the existing building; concrete blockwork and matching IBR roof sheets. As the proposed extension is a simple projection directly upward from the existing ground floor, the footprint is unchanged. Therefore, there is no bearing on the property boundary lines or the parameter lines of the construction footprint. Load-bearing pillars on the ground floor will have to be strengthened as indicated on the proposed plan, in the bathroom, utility room and patio. 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 original design and the aesthetic of the local area. To conclude; the proposal complies with the intermediate zone policies and therefore can be supported.