

Planning Officer's Report - LDCA NOVEMBER 2023

APPLICATION	2023/49 – Proposed Alterations, New Roof & Verandah
PERMISSION SOUGHT	Full Permission
REGISTERED	28 September 2023
APPLICANT	Allan Williams
PARCEL	LWN0206
LOCALITY	Ropery Field, Longwood
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 29 September 2023▪ A site notice displayed in accordance with Regulations.
EXPIRY	13 October 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	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

LOCALITY & ZONING

Diagram 1: Location Plan



The developer proposes alterations to their existing principal home to include an extension for a new toilet and shower room, a verandah and new roof. The current spare bedroom will be replaced with a bathroom, that will sit adjacent the proposed extension for a new toilet and shower room, located west side of the house layout. The existing bathroom will become an additional bedroom. The proposed verandah will surround the entire house, increasing the dwelling footprint by 57 metres squared. A small amount of excavation is required for the proposed extension. 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

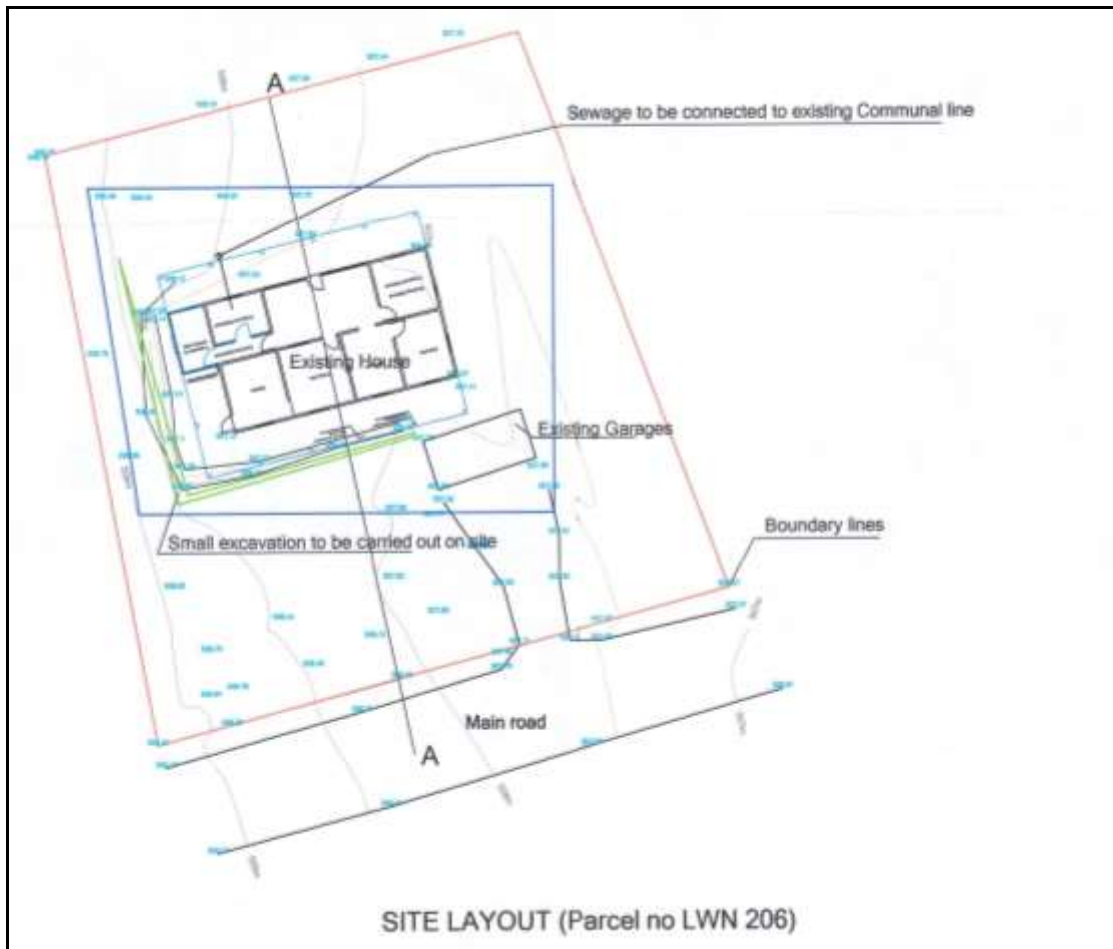
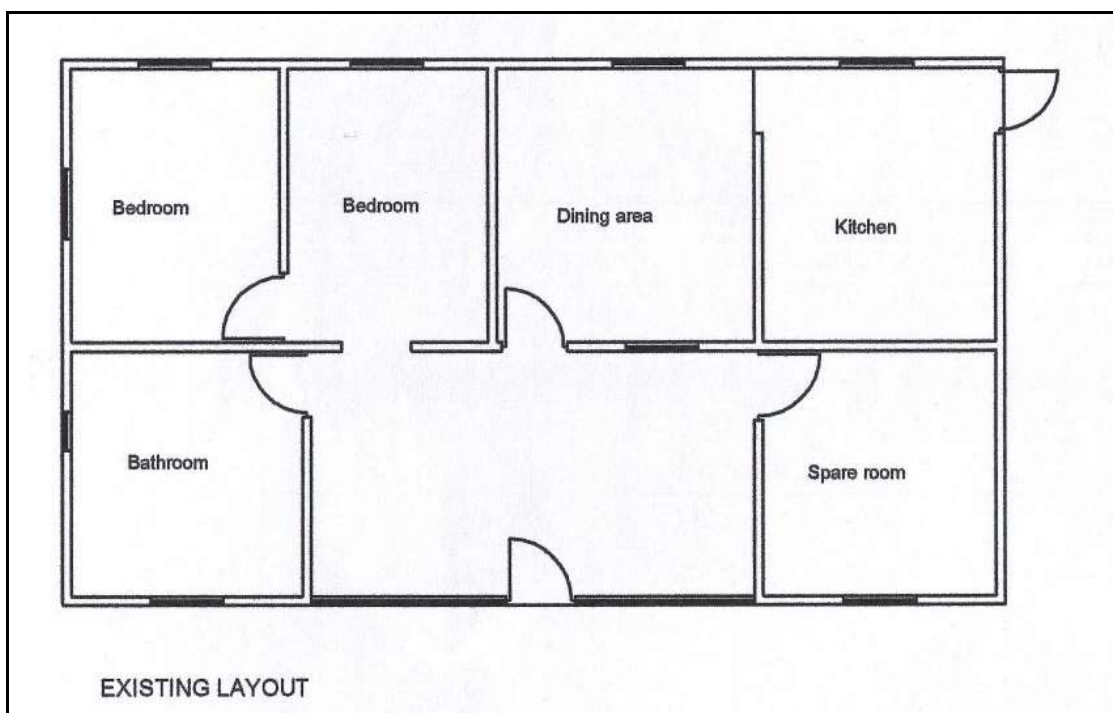


Diagram 3: Existing & Proposed Floor Layouts

Existing



Proposed

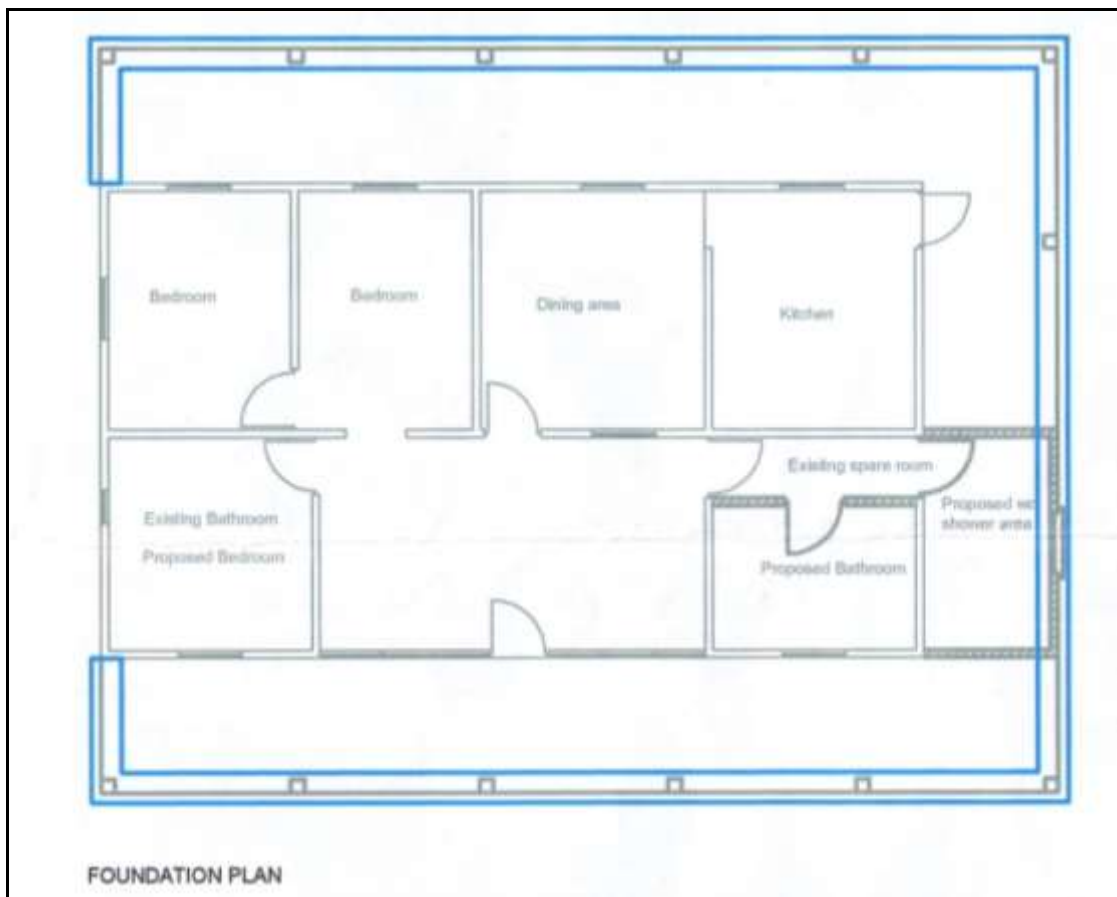
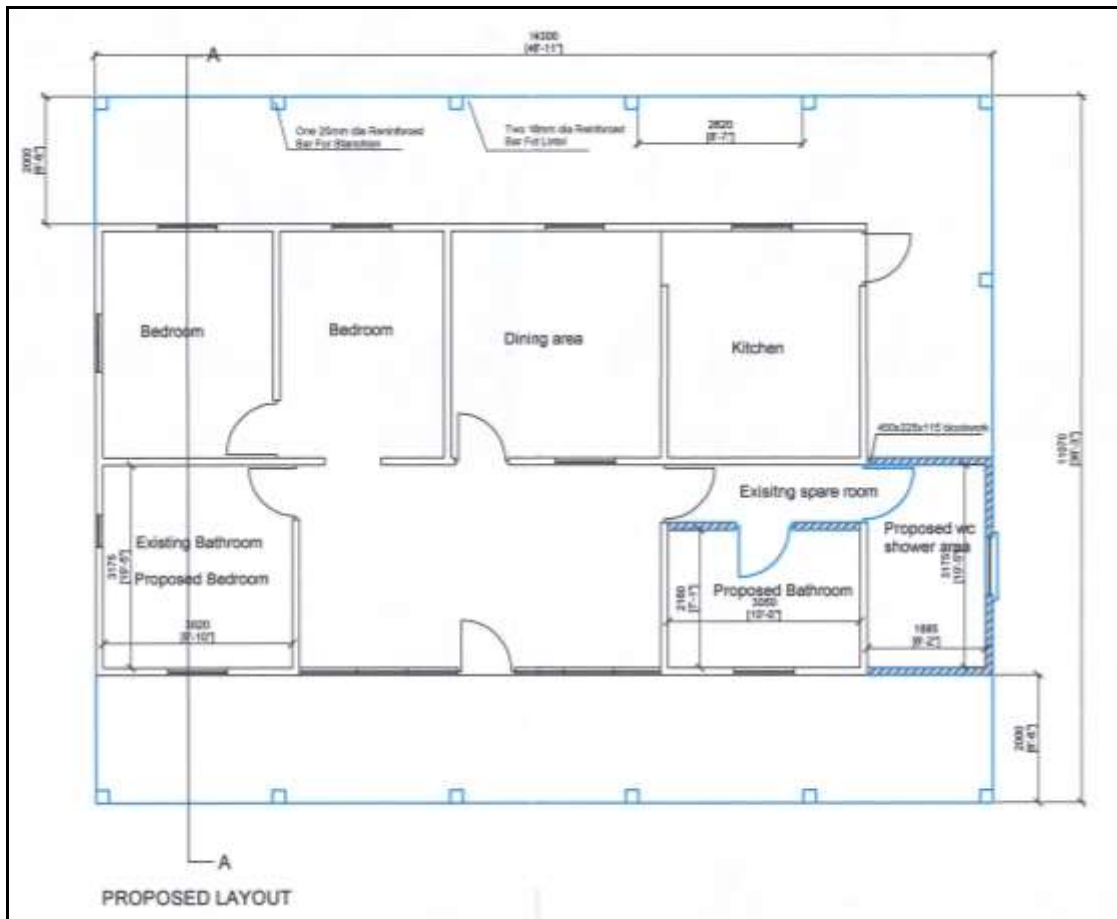
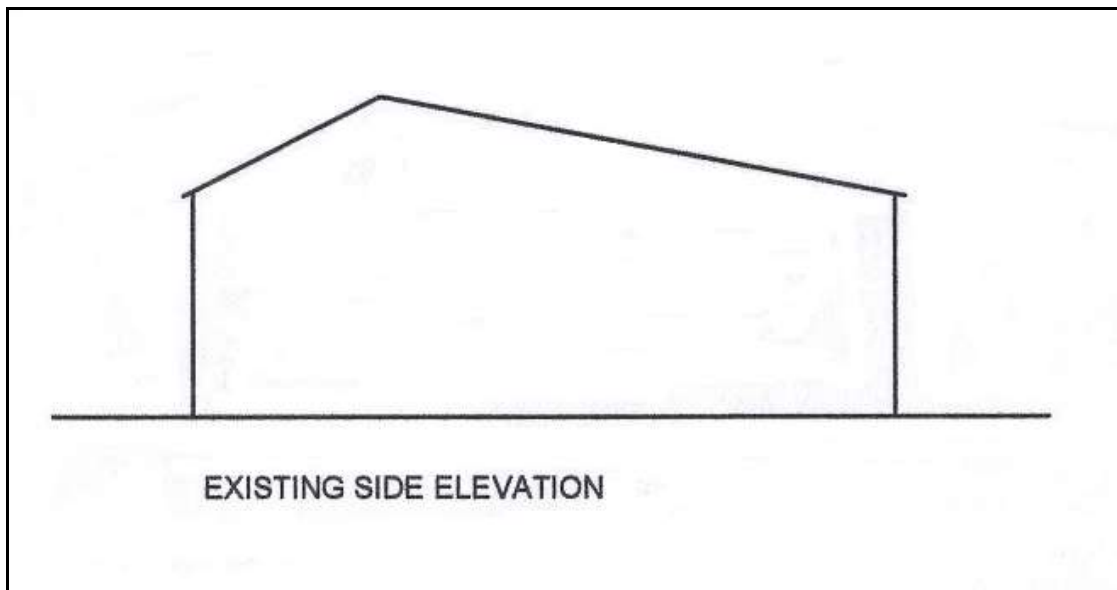
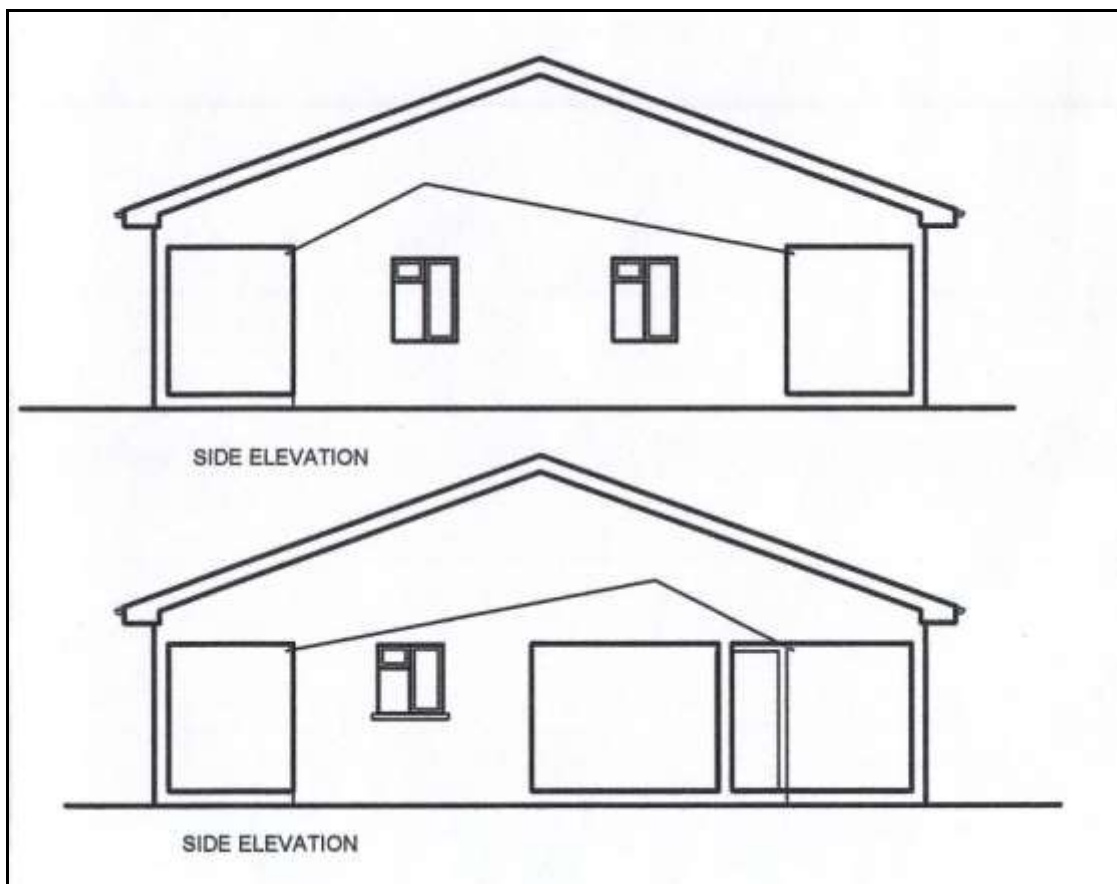


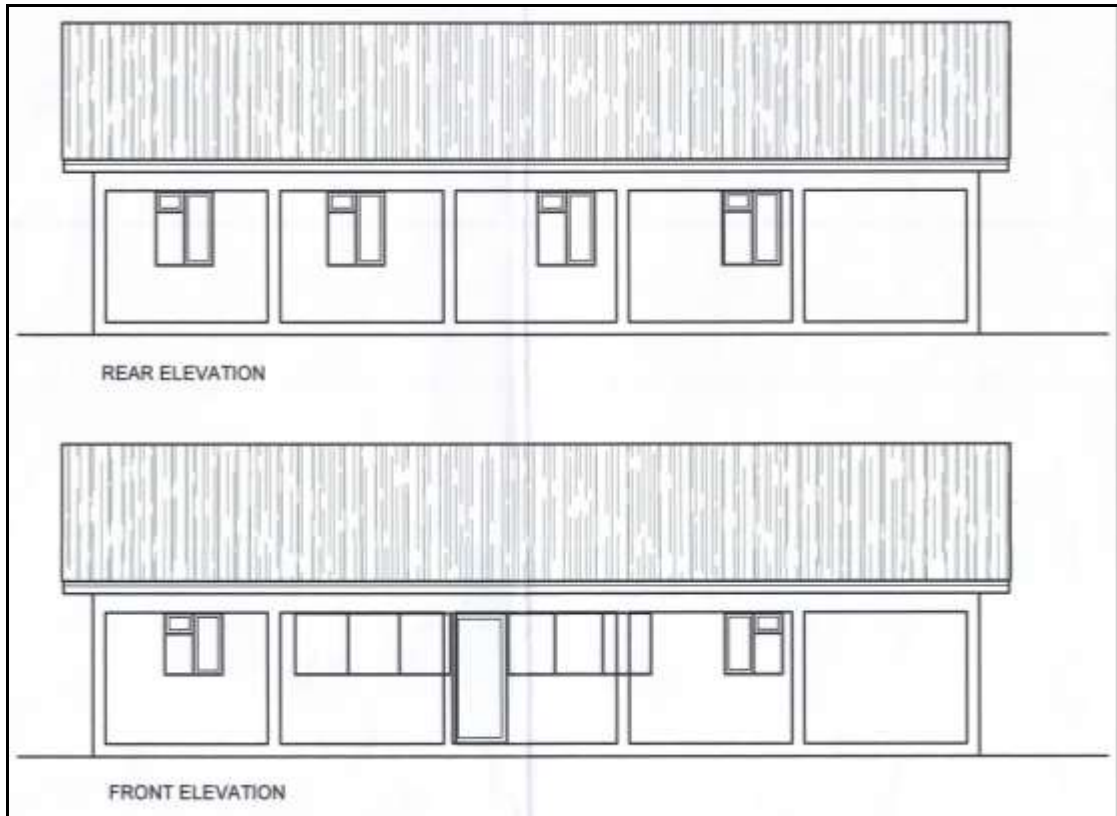
Diagram 4: Existing & Proposed Elevations

Existing



Proposed Elevations





STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or 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 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 alterations, extensions and roof will be made using materials that are in keeping with residential buildings in the immediate area, which will make it coherent with the surrounding neighbourhood. Excavation for this development is minimal and the proposed extension sits well within the property boundary lines and parameters of the construction footprint. The proposed development alterations

and extensions are considered to be coherent within itself and as a whole, 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.