

Planning Officer's Report - LDCA JANUARY 2024

APPLICATION	2023/53 – Proposed Kitchen Extension
PERMISSION SOUGHT	Full Permission
REGISTERED	27 October 2023
APPLICANT	Christina Williams
PARCEL	JT160063
LOCALITY	Upper Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 27 October 2023▪ A site notice displayed in accordance with Regulations.
EXPIRY	9 November 2023
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

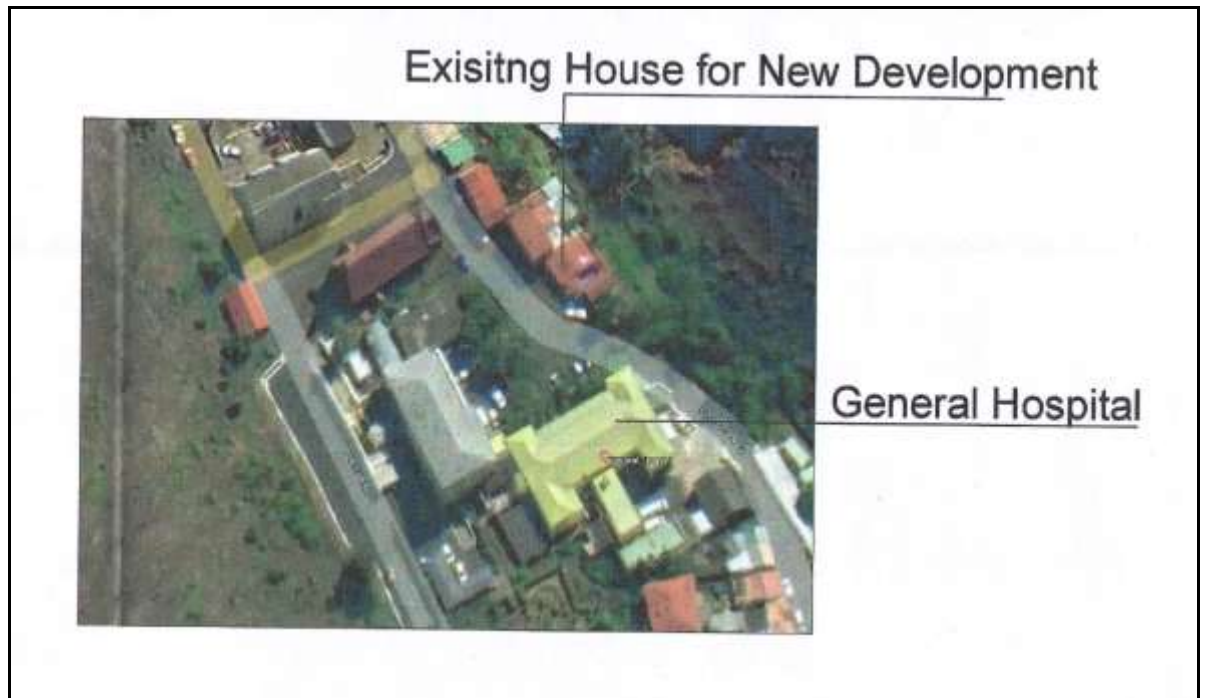
1. Sewage & Water Division	No Response
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Objection
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	No Response
11. Economic Development	No Objection
12. National Trust	No Response
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 Upper Jamestown where it is designated within the Intermediate Zone, located in the Jamestown historic conservation area.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The developer proposes to construct a kitchen extension to their existing home, located in Upper Jamestown. The extension will be to the south side of the existing kitchen and behind the existing covered area that faces on to the street side. This means that the extension will be located at the back of the house. The existing roof of the covered area will be removed and replaced and will serve both the kitchen and covered area, in a design that is in keeping with that of the main part of the existing dwelling. The dimensions of the kitchen will increase the dwelling's footprint by approximately 10.5 metres squared, however, is well within the property boundary lines. No excavation is required for this development. The extension will be made from blockwork and the roof will be IBR sheeting and in a colour that will complement the roofs of neighbouring properties.

Diagram 2: Proposed Site Plan



Diagram 3: Proposed Floor Layout

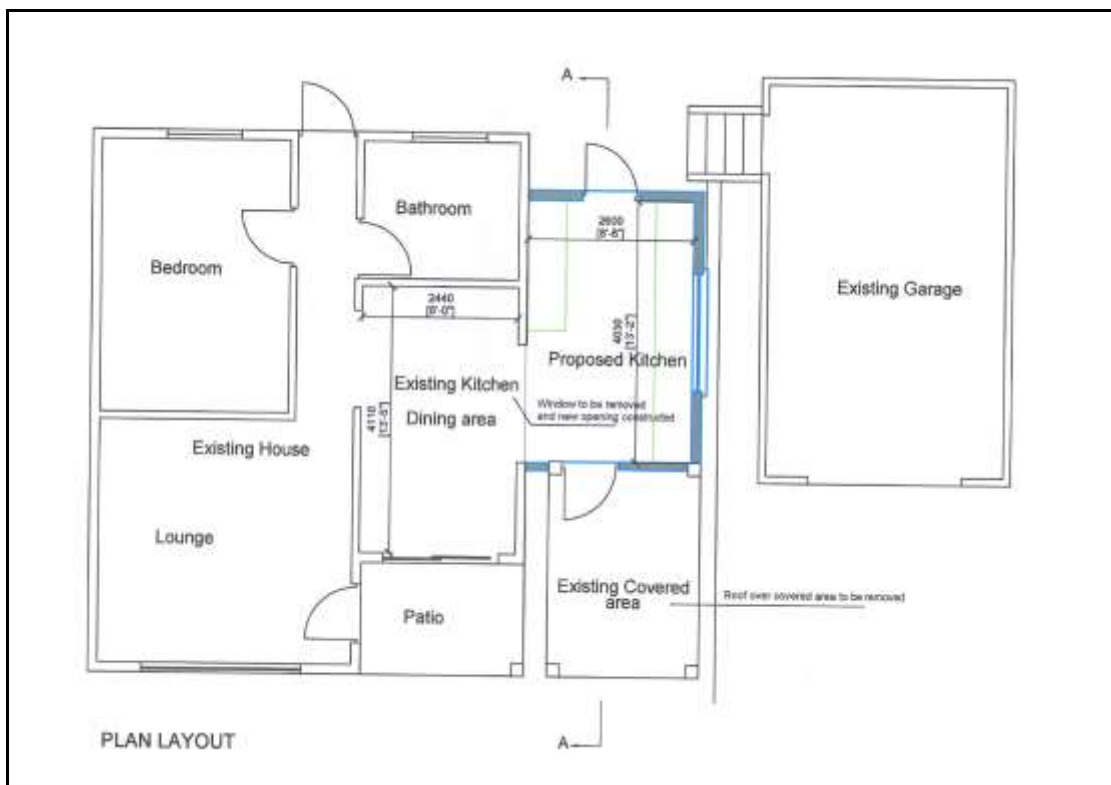


Diagram 4: Proposed Elevations



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)
- Built Heritage, Jamestown Conservation Area: Policies BH1. c)
- 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 kitchen extension will be made using materials that are in keeping with that of the existing dwelling and residential buildings in the immediate area, making it coherent in of itself and with the surrounding neighbourhood. This development proposal has no requirement for excavation, the modifications are minimal and well within the boundary lines and the roof change will be an improvement to the overall look of the dwelling and to the local area, therefore, it can be supported as it has no adverse effect on the amenity or aesthetic of the immediate area. The final footprint of the development is of a similar size to surrounding dwellings. To conclude; the proposal complies with the Intermediate Zone and Built Heritage policies and therefore can be supported.