

Planning Officer's Report - LDCA JANUARY 2024

APPLICATION	2023/60 – Proposed Garage, Dining & Kitchen Extensions
PERMISSION SOUGHT	Full Permission
REGISTERED	23 November 2023
APPLICANT	Johnny Isaac
PARCEL	SH0393
LOCALITY	Bellstone, Levelwood
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 23 November 2023▪ A site notice displayed in accordance with Regulations.
EXPIRY	8 December 2023
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

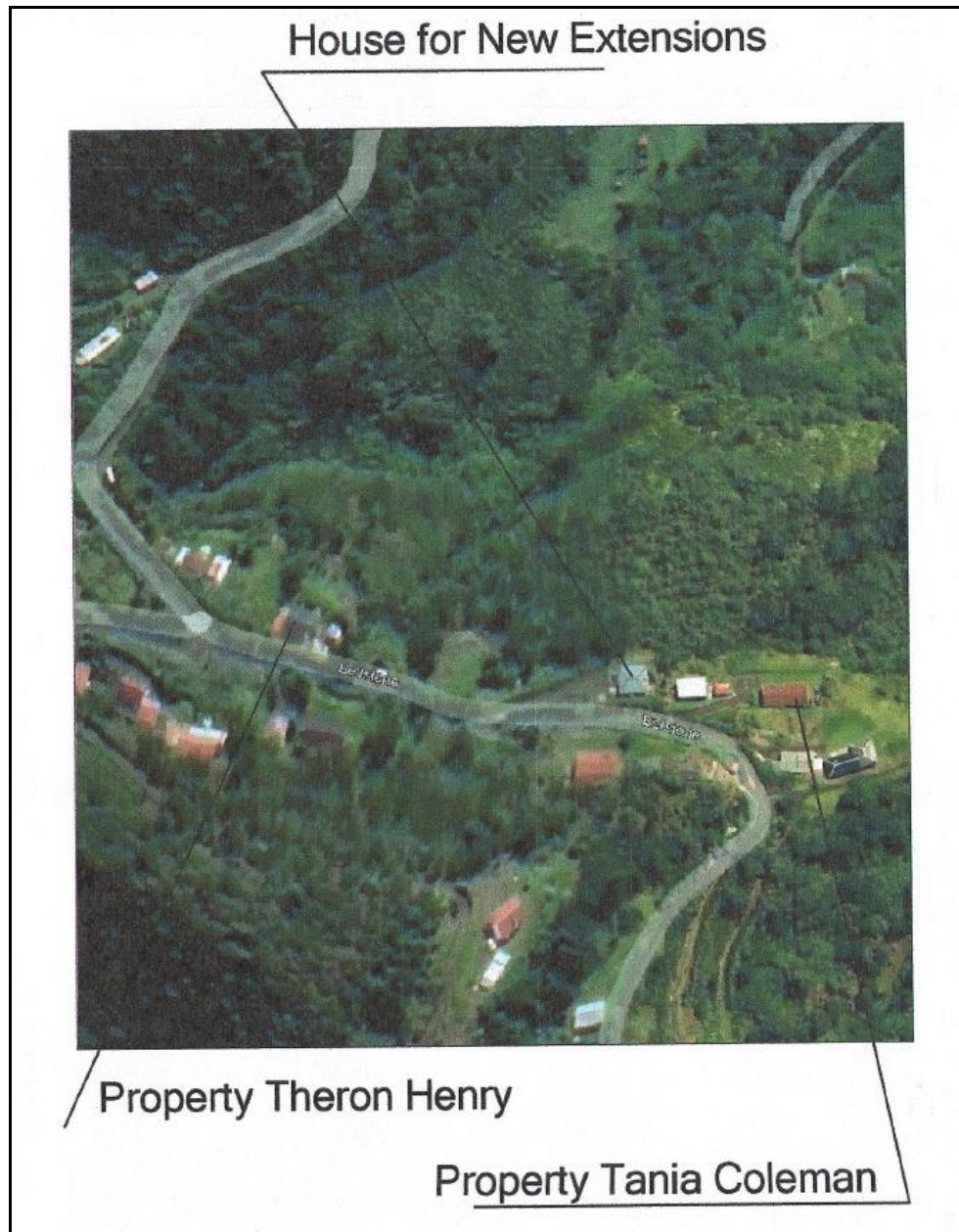
1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	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 Bellstone, Levelwood where it is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The developer proposes alterations to their existing split-level home, to include an extension for a new garage, kitchen and dining room. The extensions will be constructed to the east side of the dwelling, with the garage being on the lower level

of the split design and the new, open plan kitchen-dining area on the upper level. The garage will be constructed next to, the existing living area on the lower level of the split dwelling but with 1200mm of space in between. The building footprint will be increased by 96 metres squared, which almost doubles the size of the original dwelling. A new septic tank is proposed, but the existing soakaway will be utilised. The proposed extension will be constructed using blockwork and the new roof will be made from IBR sheeting and in a colour that will complement the existing roof.

Diagram 2: Site Plan

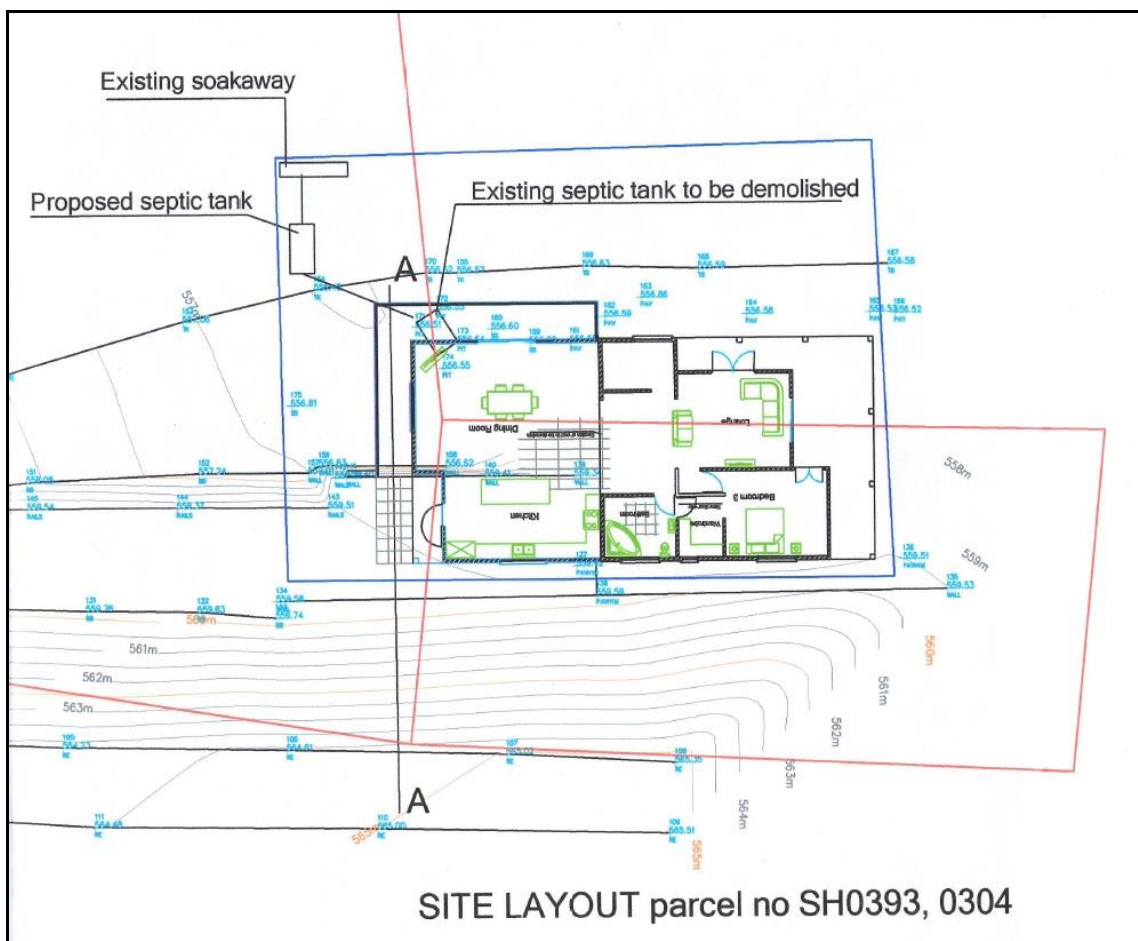
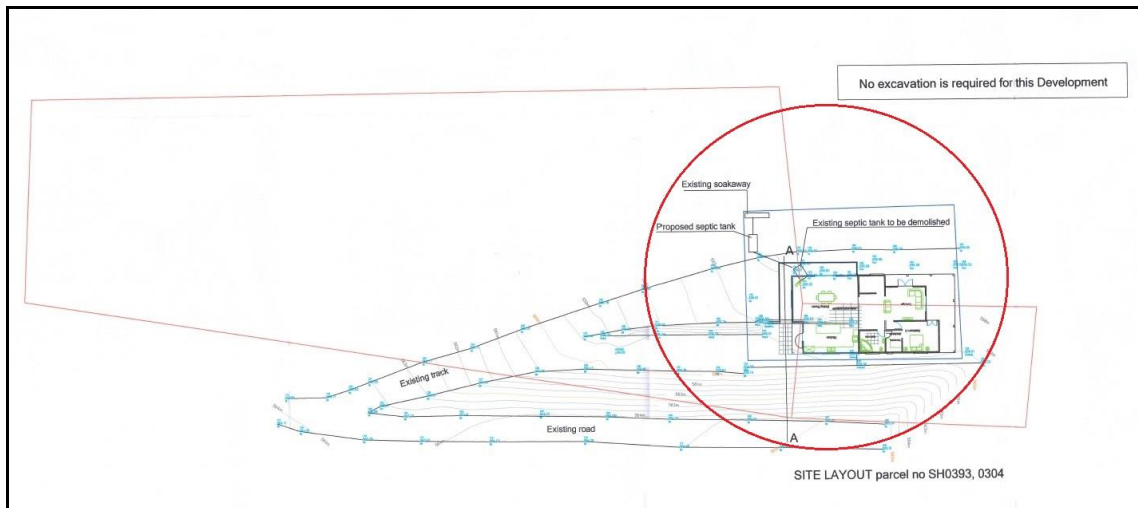


Diagram 3: Section AA

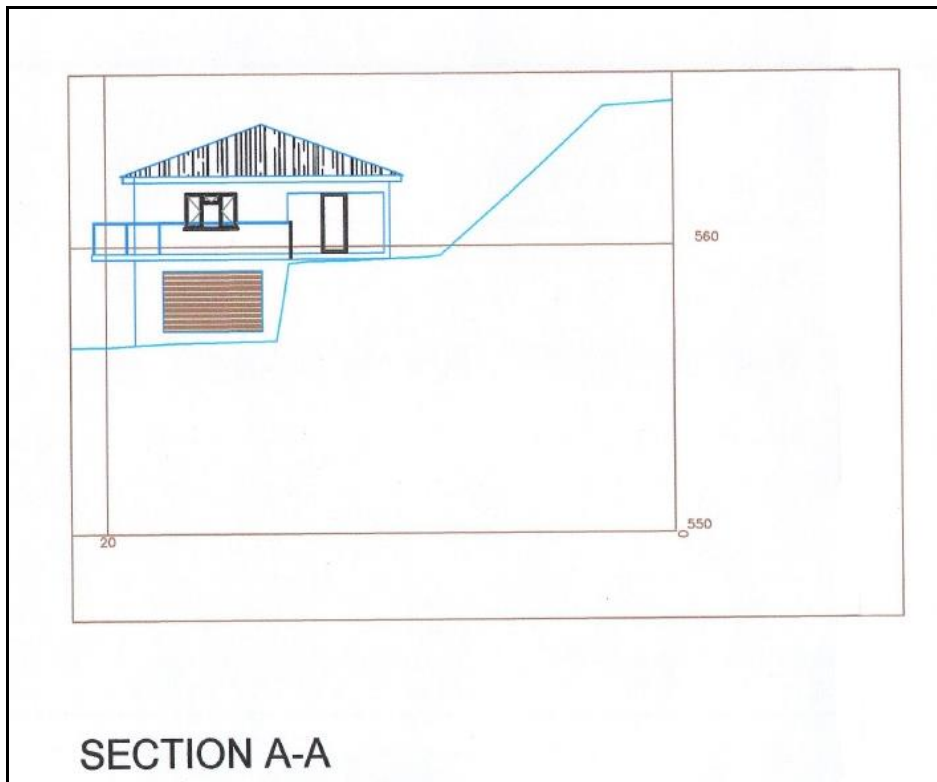


Diagram 4: Existing & Proposed Floor Layout

Existing Floor Layout



Proposed Floor Layout

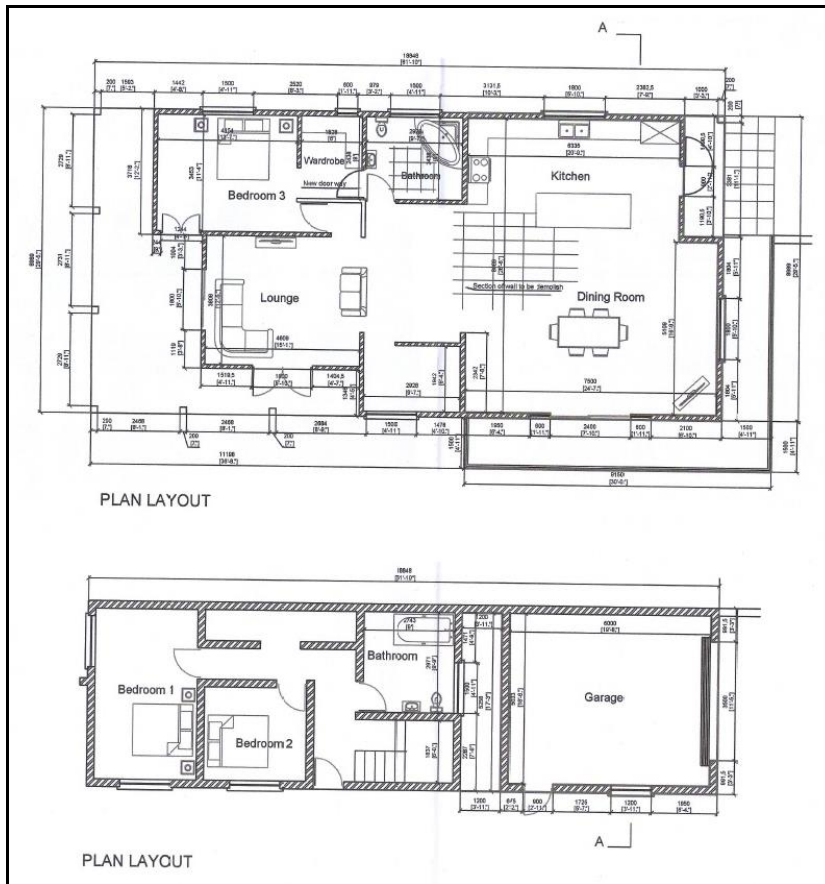
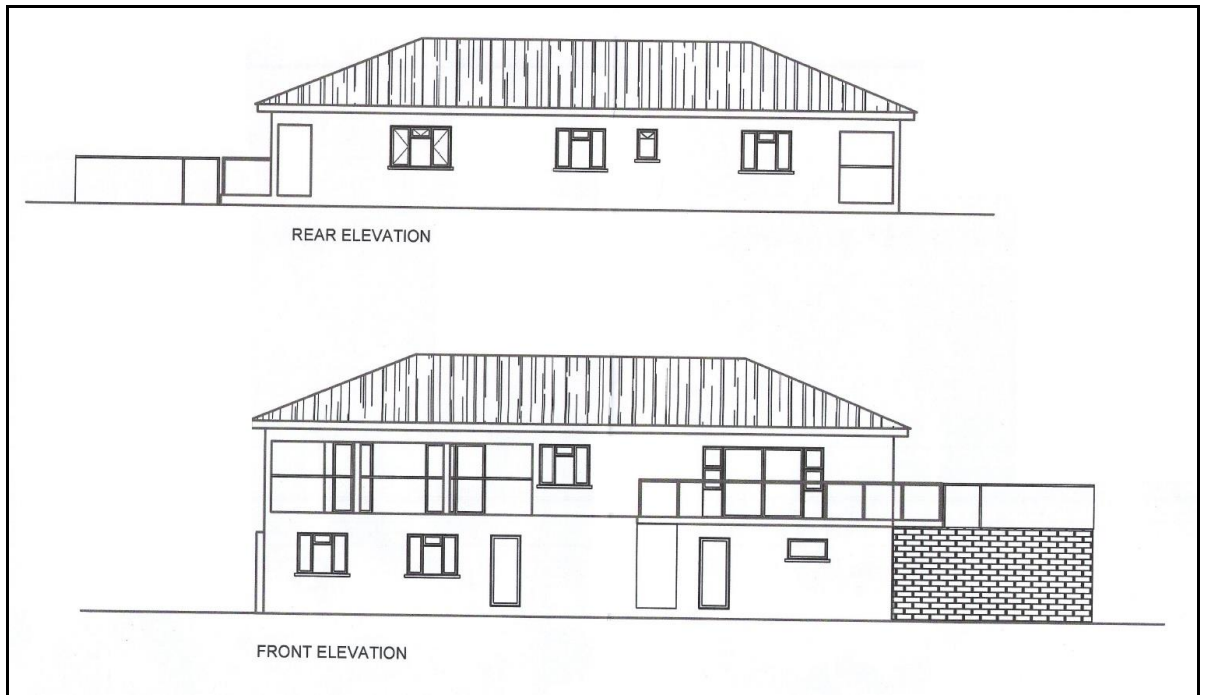


Diagram 5: Existing & Proposed Elevations

Existing Front Elevation



Proposed Elevations



Proposed Side 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 extensions will be constructed using materials that are in keeping with that of the original dwelling and albeit the footprint will increase by almost 100 percent, it will still be situated well within the property boundary lines. The garage and kitchen-dining extensions are proposed to be made on both the lower and upper level of the split design and directly in line with each other, making the modifications a simple, scaling up of the original design, well-proportioned and coherent in of itself. The proposal does not adversely affect the aesthetic or amenity of the local area and will improve the available space and functionality of the applicant's home. To conclude; the proposal complies with the intermediate zone policies and therefore can be supported.