

## Planning Officer's Report – LDCA JANUARY 2024

<b>APPLICATION</b>	<b>2023/62</b> – Proposed Change from Gable to Hip Roof Design
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	14 <sup>th</sup> December 2023
<b>APPLICANT</b>	Anthony Hopkins
<b>PARCEL</b>	SCOT0063 & SCOT0265
<b>LOCALITY</b>	Hazewood, Sapperway, St Pauls
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 15<sup>th</sup> December 2023</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	5 <sup>th</sup> January 2024
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### 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 Objection
8. ANRD	No Objection
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted
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

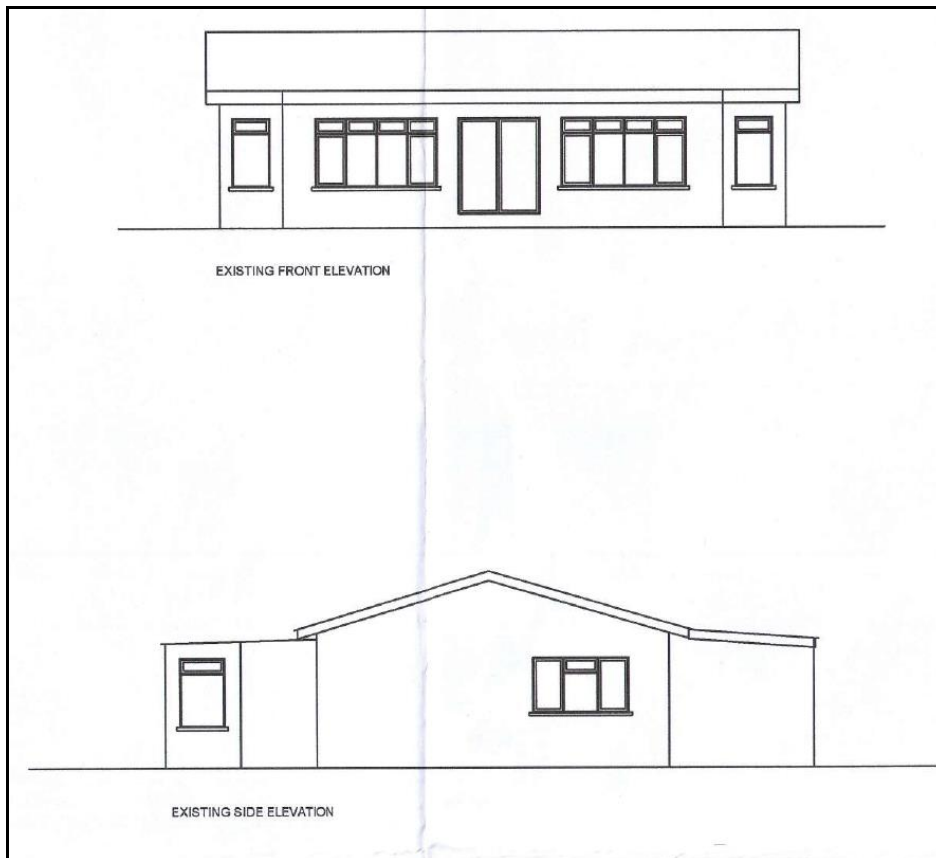
Diagram 1: Location Plan



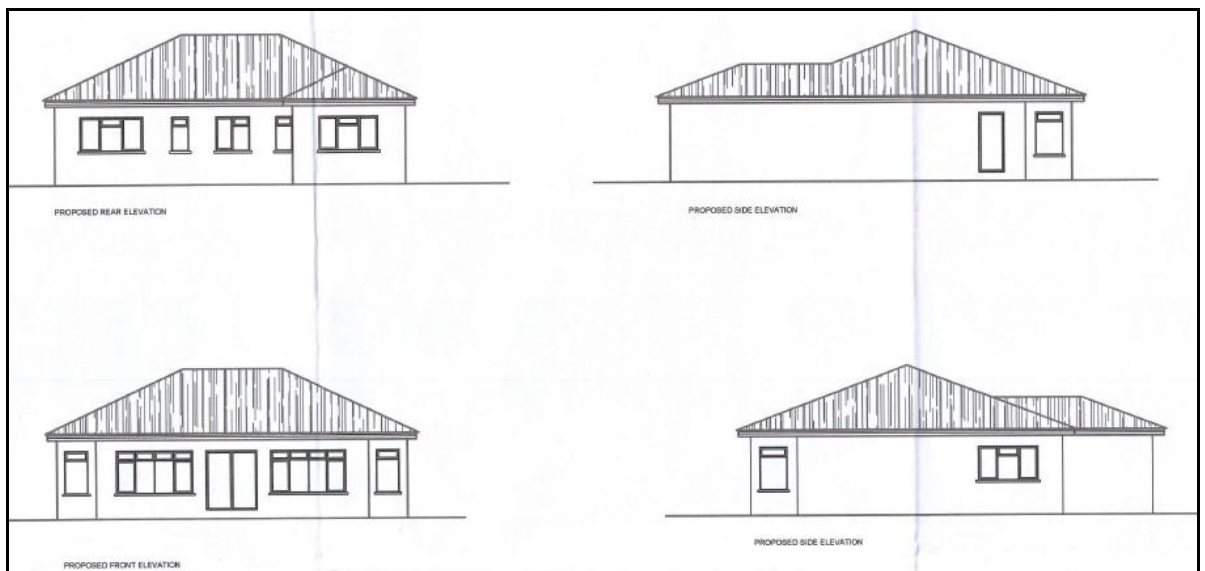
### PROPOSED DEVELOPMENT

This plot is located within Sapper Way, where it is designated within the Intermediate Zone and has no conservation area restrictions. The existing house is intended to have its roof style change from gable to a hip design. The roof sheeting will be IBR.

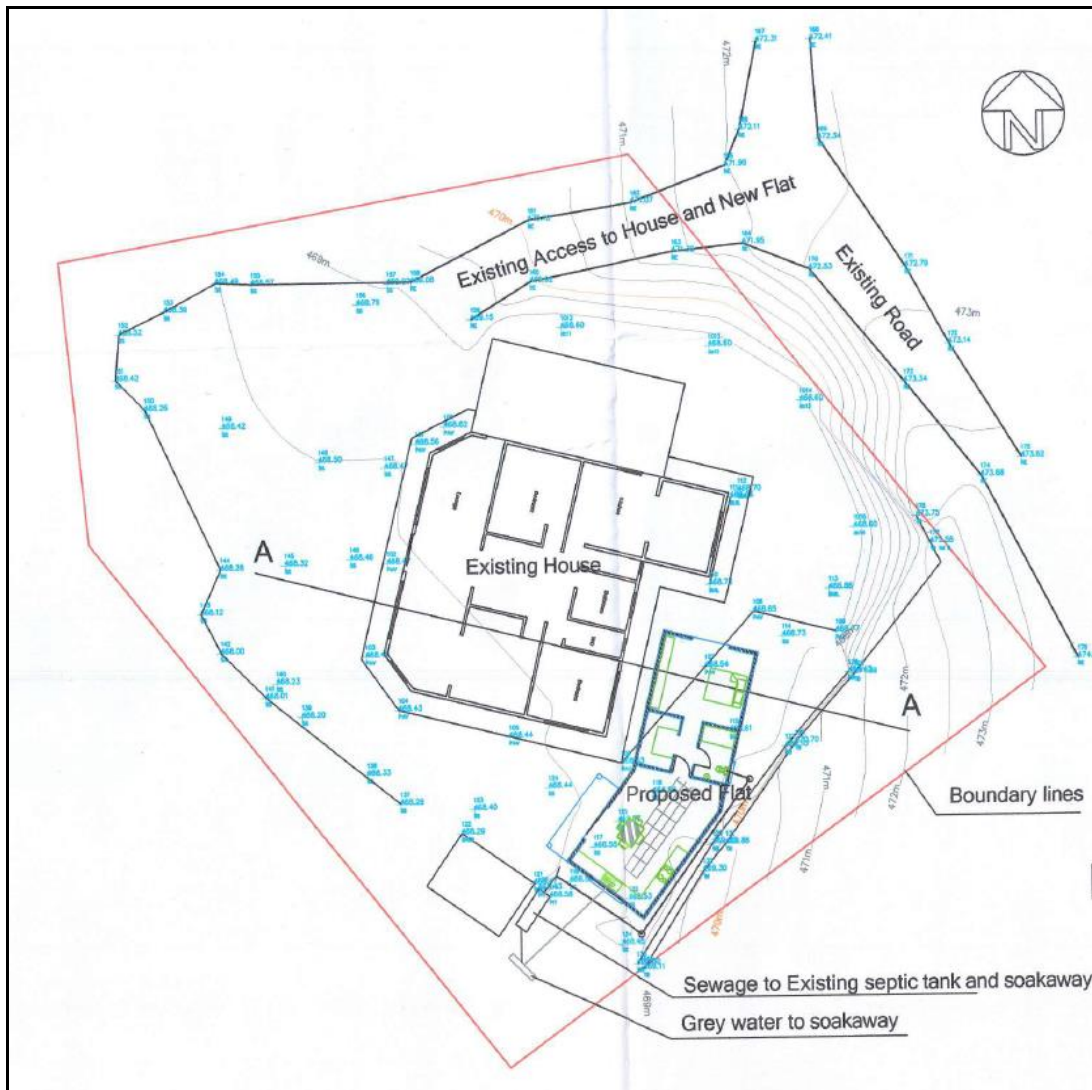
**Diagram 2: Existing House Elevations**



**Diagram 3: Existing House - Proposed Elevations**



**Diagram 4: Site Layout**



## **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
- Housing Policy

## **OFFICER'S ASSESSMENT**

In assessing the development to the policies, the proposed change from gable to hip roof design is considered an improvement to the aesthetics on the existing house, creating more symmetrical appearance.