

Planning Officer's Report - LDCA FEBRUARY 2024

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|--------------------------|---|
| APPLICATION | 2024/02 – Alterations & Extensions to Existing House |
| PERMISSION SOUGHT | Full Permission |
| REGISTERED | 11 January 2024 |
| APPLICANT | Lee Yon |
| PARCEL | TW0029 |
| LOCALITY | Thompsons Wood, Blue Hill |
| ZONE | Intermediate |
| CONSERVATION AREA | None |
| CURRENT USE | Existing Vacant House |
| PUBLICITY | The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 11 January 2024.▪ A site notice displayed in accordance with Regulations. |
| EXPIRY | 25 January 2024 |
| REPRESENTATIONS | None |
| DECISION ROUTE | Delegated / LDCA / EXCO |

A. CONSULTATION FEEDBACK

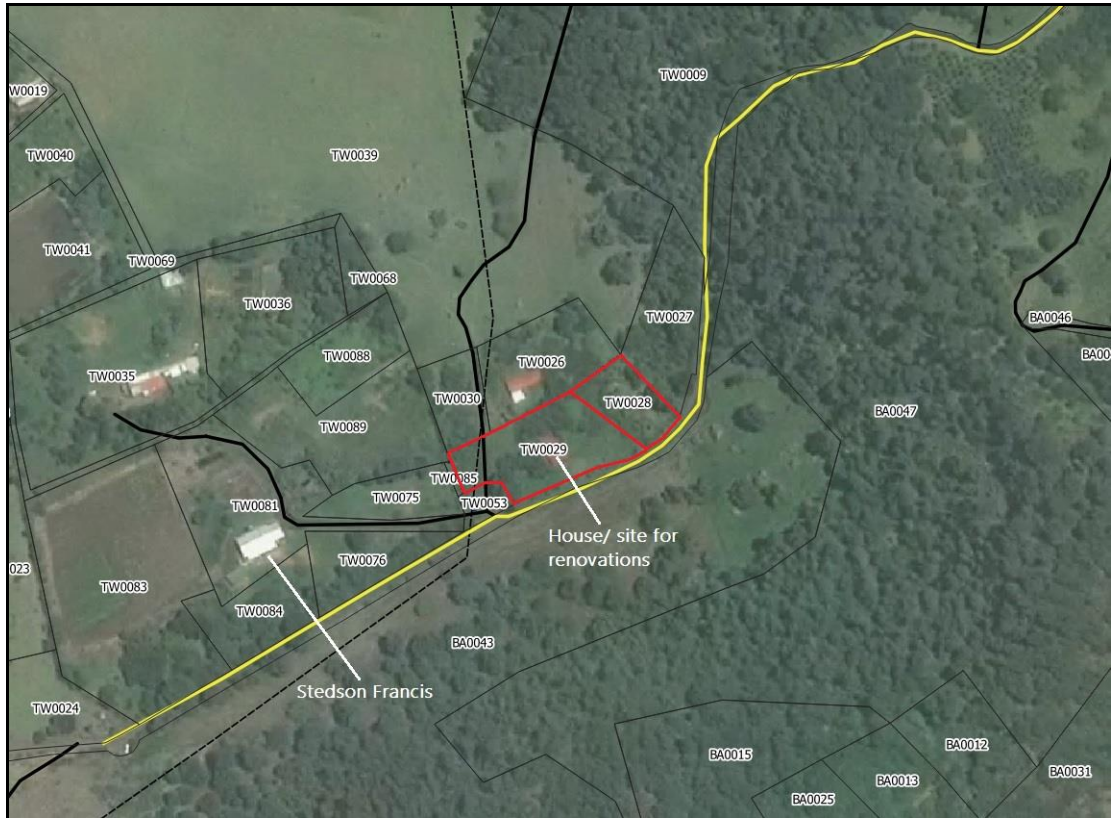
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|------------------------------------|----------------|
| 1. Sewage & Water Division | No Objection |
| 2. Energy Division | No Response |
| 3. Fire & Rescue | No Response |
| 4. Roads Section | No Objection |
| 5. Property Division | No Response |
| 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 | Not Consulted |
| 11. Sustainable Development | No Response |
| 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 Blue Hill, where it is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The developer proposes a two-phase renovation of an existing stone house that will serve as their principal home at Blue Hill. The first phase will be to lift the roof off the building to increase the overall height, due to the door height being too low. Additional windows will be introduced at the back of the property, facing south west and existing windows facing north east, will be filled in. Phase two of the development will be to extend the existing footprint for additional living space toward the front of the property that faces north east. This increases the original footprint by 105.5m², giving a final footprint of 166m² approximately. The new roof design will be an asymmetrical skillion style. Excavation work will be required for the extended living area. The current services and utilities such as water, electricity and telephone are still operational and therefore can be reconnected for use when required. The existing septic tank and soakaway installed by the previous owner will be used for dealing with sewage. There are two concrete water catchment tanks already on the property for dealing with rain water. The materials used will be the existing stone building, with the exception of the two courses of blockwork to

increase the height as well as the extended new-build to increase the living space.
IBR sheeting will be used for the new roof.

Diagram 2: Site Plan

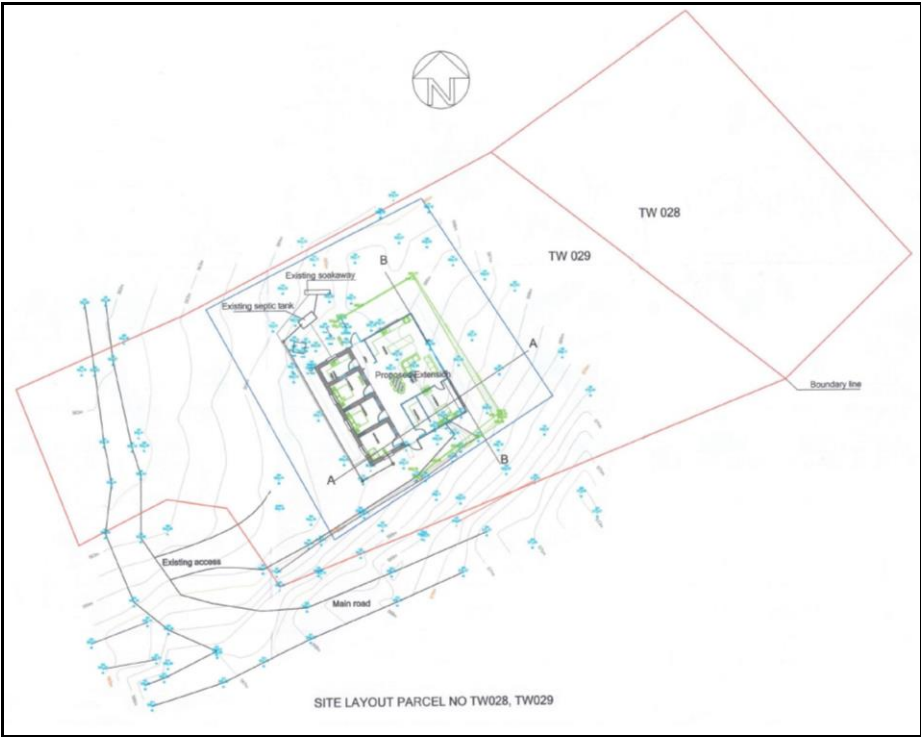
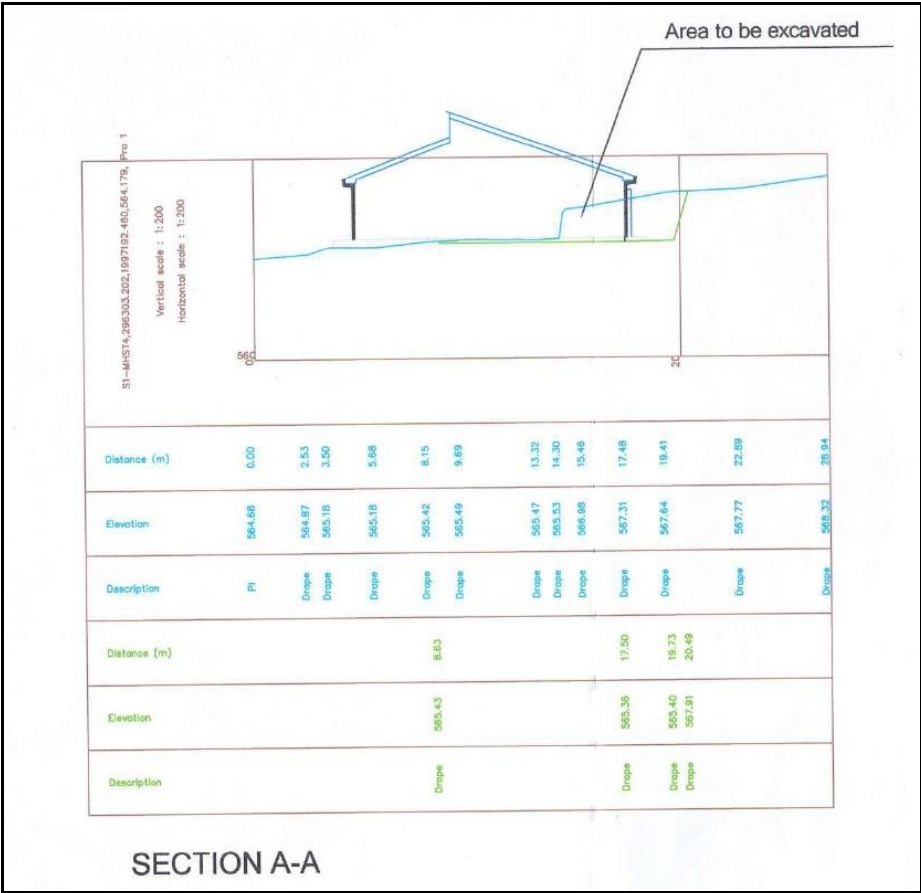


Diagram 3: Cross Sections



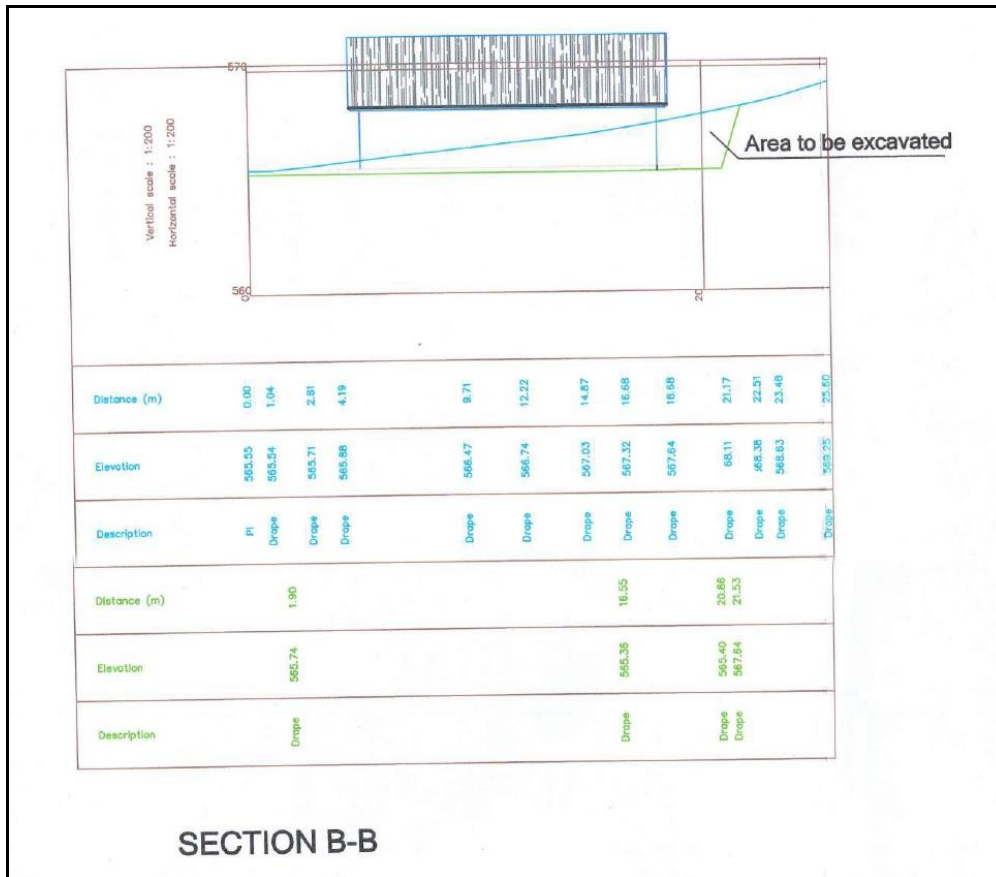


Diagram 4: Proposed Floor Layout

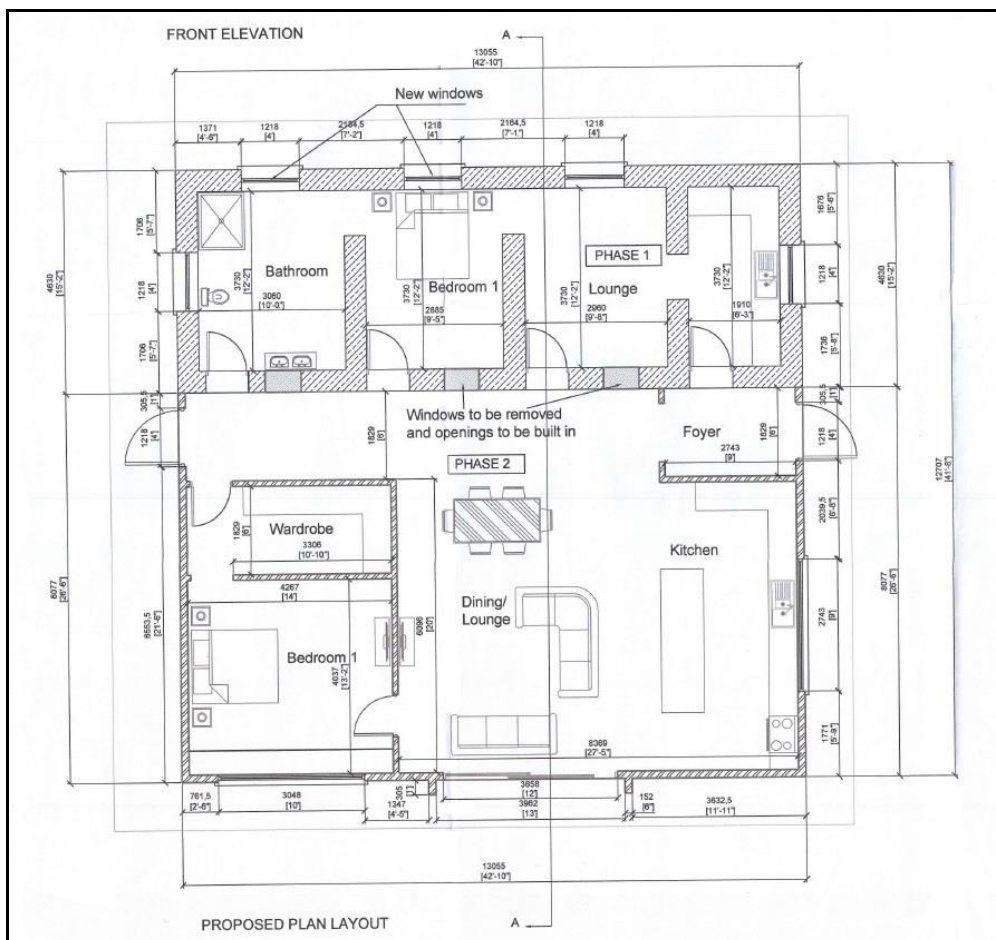
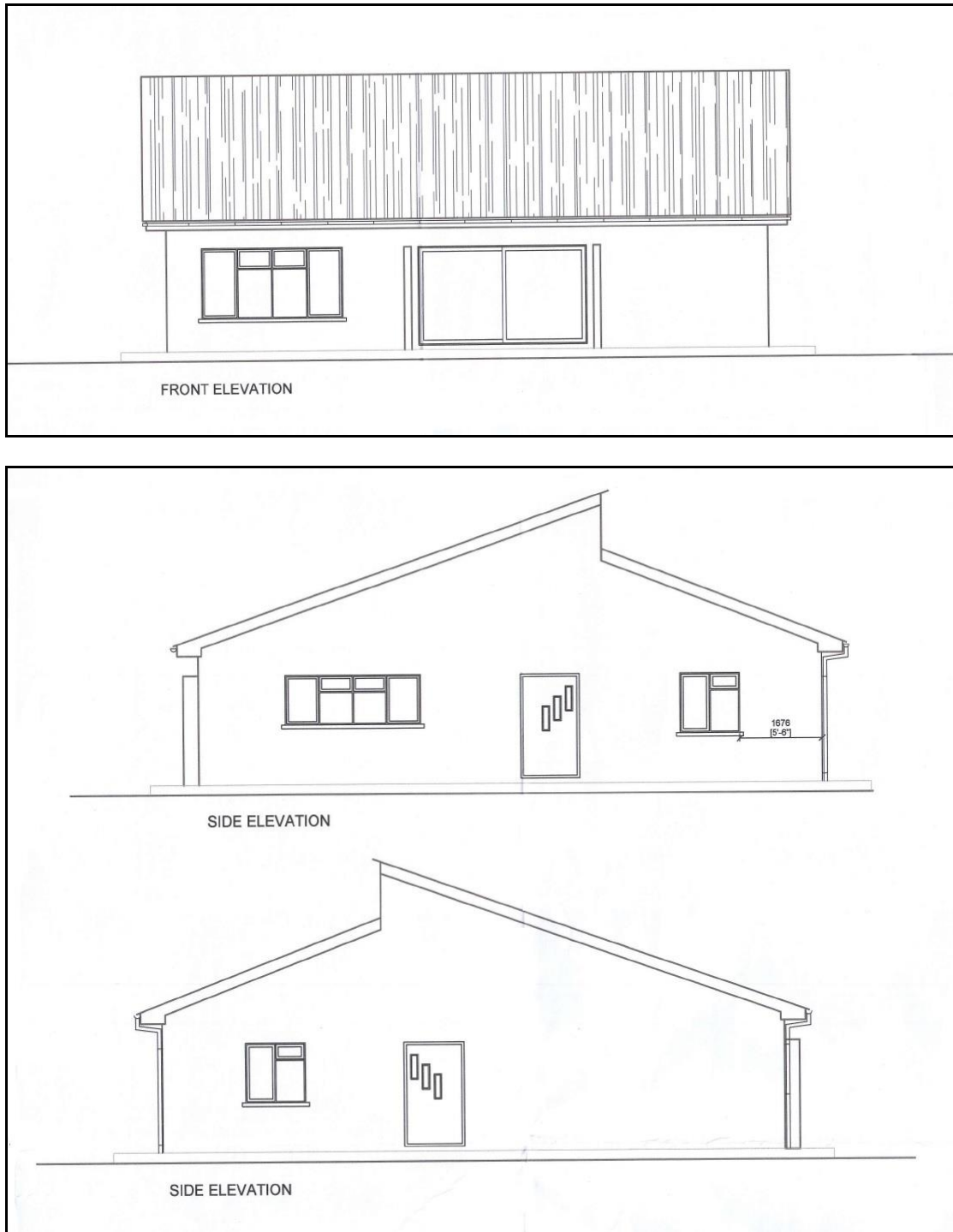


Diagram 5: Elevation Plans



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

In assessing this development proposal, the completed project will be a collaboration of old meets new, making use of the existing stone building and new blockwork for the extended living area and with a painted finish. A contemporary, skillion style roof, whilst different to neighbouring dwellings, adds an exciting edge to the overall aesthetic of the finished building and also to the architectural interest within the landscape. The overall design of the dwelling is coherent in of itself and will add to the visual interest of the surrounding neighbourhood. Albeit the proposed extension will require excavation, these modifications are well within the boundary lines of the property. The local area is a relatively quiet neighbourhood with a lower population of residents within close proximity. Therefore, this renovation and extension development proposal 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 policies and therefore can be supported.