

Planning Officer's Report - LDCA MARCH 2024

APPLICATION	2024/08 – Proposed Extensions to Existing House
PERMISSION SOUGHT	Full Permission
REGISTERED	8 February 2024
APPLICANT	Danica Ellick
PARCEL	HTH0727
LOCALITY	Cow Path, Half Tree Hollow
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 8 February 2024.▪ A site notice displayed in accordance with Regulations.
EXPIRY	22 February 2024
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection – Comment
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Objection
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. Economic Development	No Response
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 Cow Path, Half Tree Hollow, where it is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

This development proposal is an extension to existing house to form an additional bedroom, bathroom and patio area to the northeast side, creating an 'L' shaped dwelling. A decking area to the west side of the extension, at the front of the house, is also proposed. These modifications doubles the footprint of the existing dwelling, however, it remains within the confines of the property boundary lines. No excavation is required for this new development. The materials used will be in keeping with the existing building, using concrete blockwork and IBR sheeting for the roof. The new roof covering the extension will also comply with the existing gable style.

Diagram 2: Site Plan

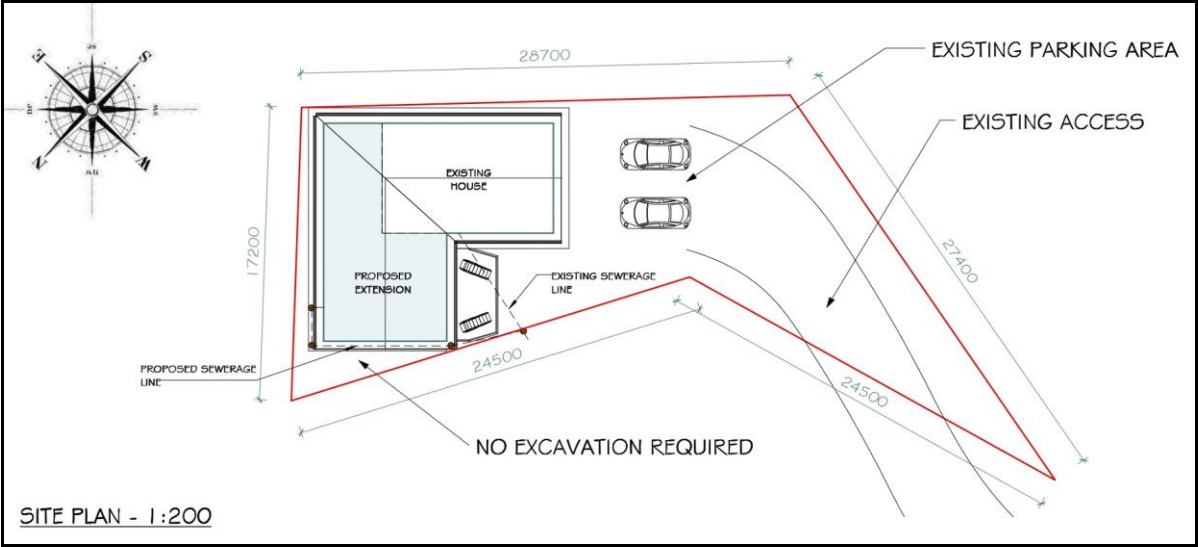
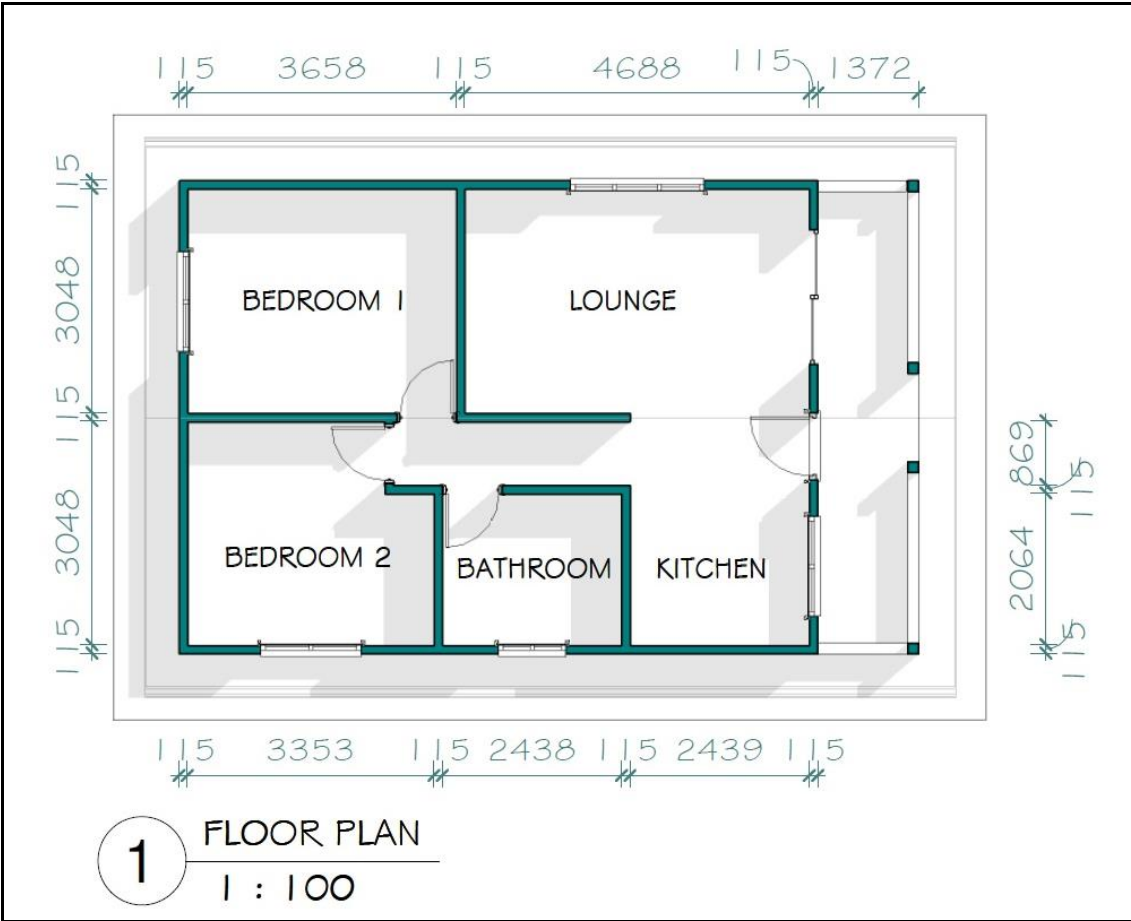


Diagram 3: Existing & Proposed Floor Layouts

Existing



Proposed

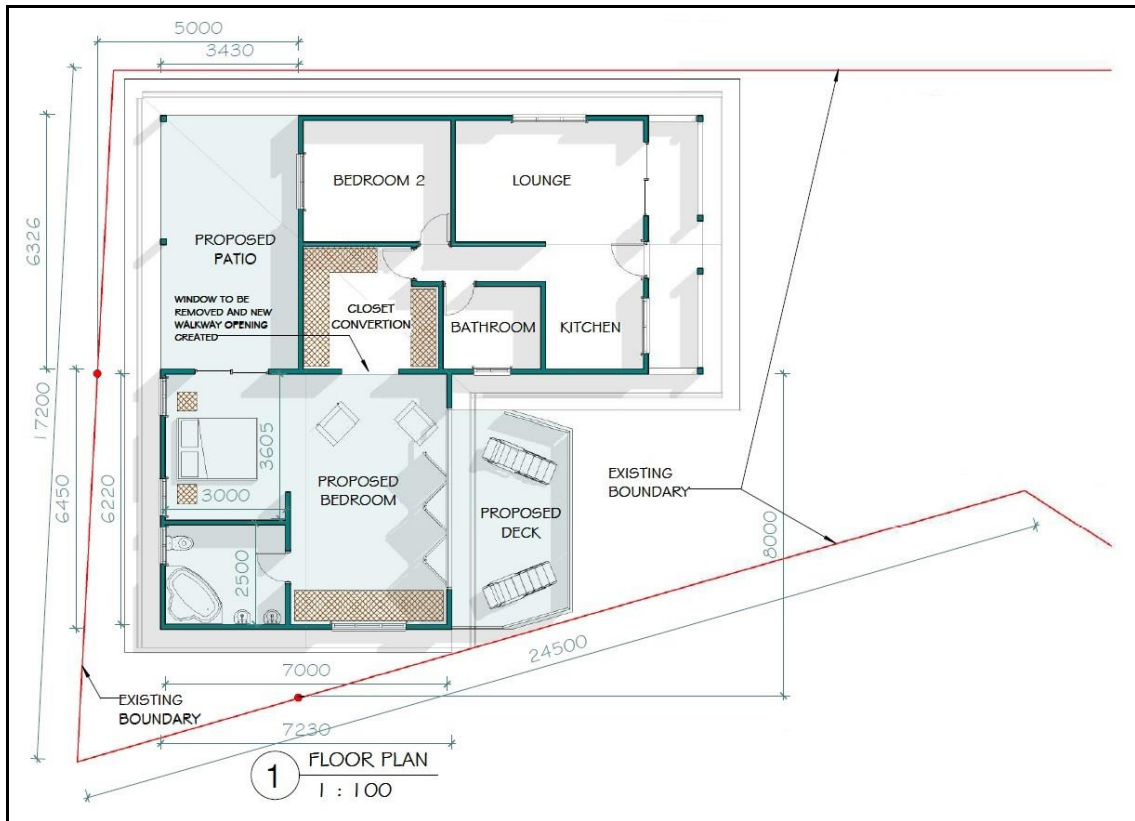
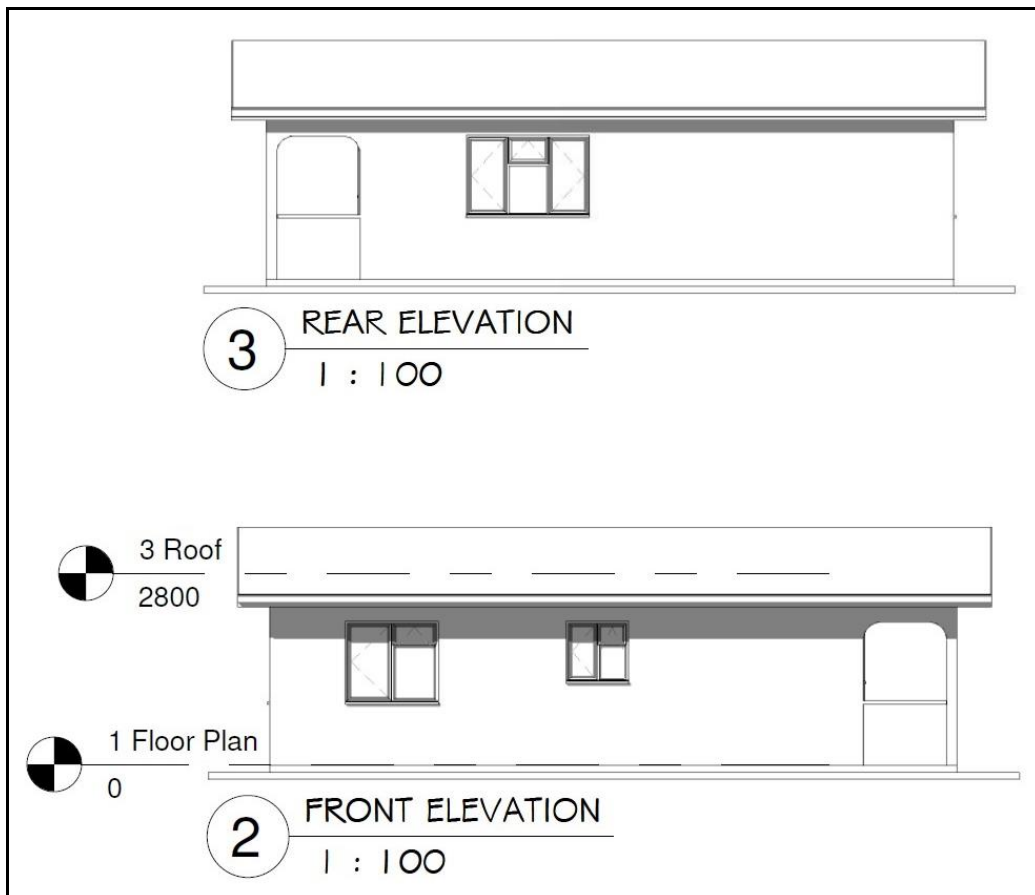
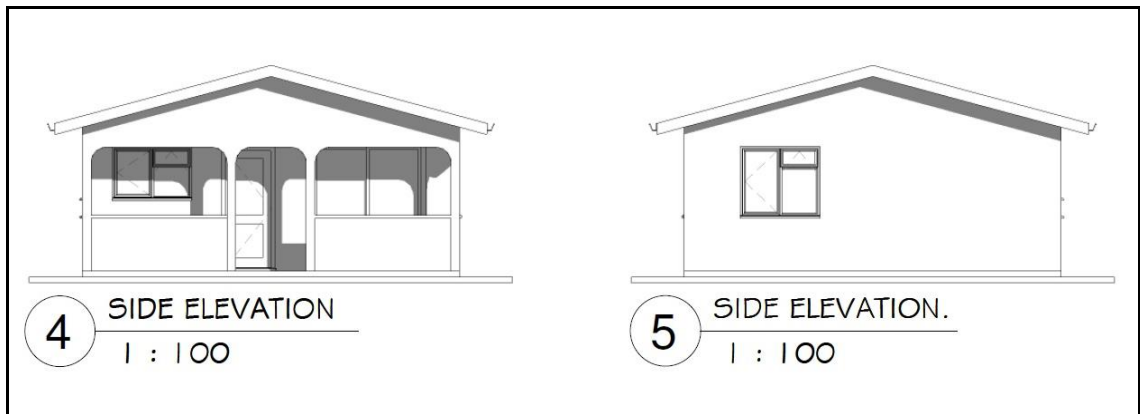


Diagram 4: Proposed & Existing Elevation Plans

Existing





Proposed

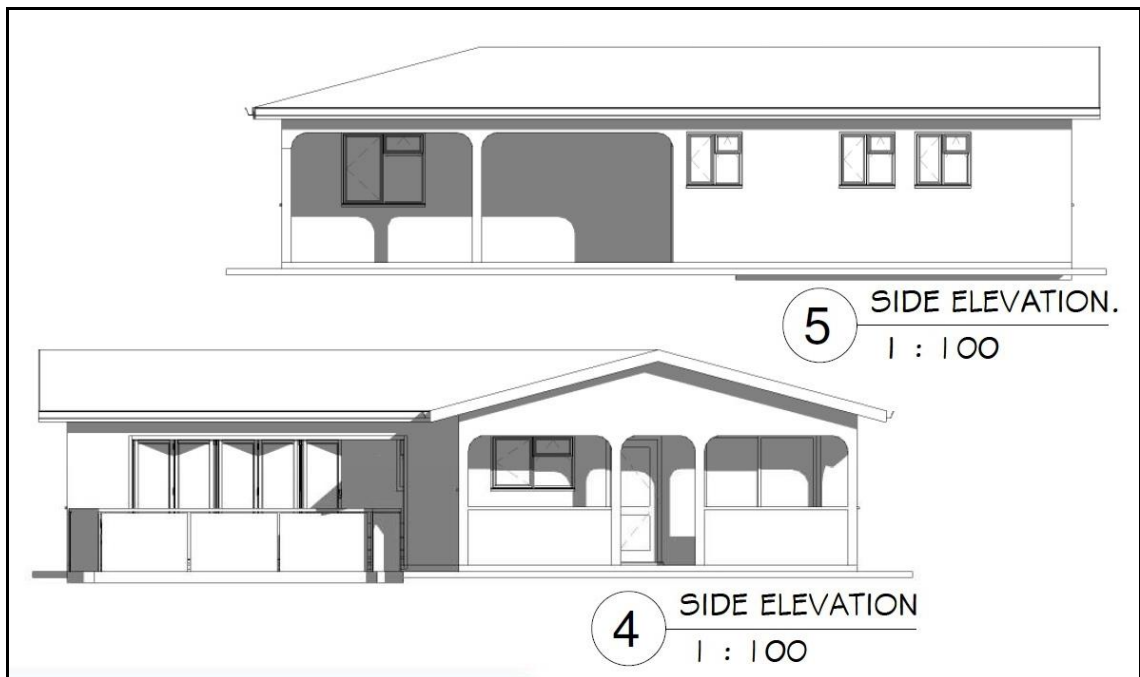
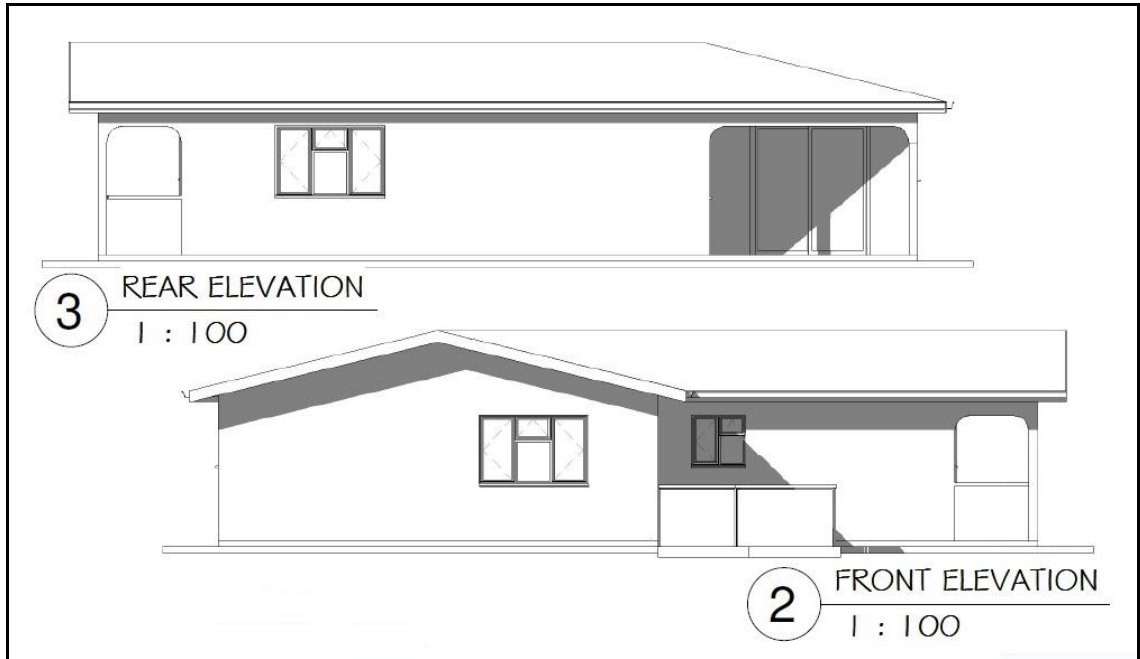


Diagram 5: Existing & Proposed Visualizations

Existing



Proposed





STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or any members of the public. However, a comment was received from *Connect Energy Division* with the note detailed below.

Note: If the LV service cable needs relocating the cost will be the responsibility of the applicant.

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 extension to the existing building, albeit an 'L' shape, is of a symmetrical design and is of a similar footprint to neighbouring residential dwellings. The new development fits within the applicant's boundary lines and does not require any excavation. Materials used to construct the development are in keeping with that of the existing building and that of the immediate local area. The overall design of the finished proposal is coherent in of itself and with neighbouring properties. Therefore, this development proposal can be supported, as it has no adverse effect on the amenity or aesthetic of the immediate area. To conclude; the proposal complies with the Intermediate Zone policies and therefore can be supported.