

## Planning Officer's Report – LDCA JUNE 2024

<b>APPLICATION</b>	<b>2024/14</b> – Erection of a Carport/ Shade
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	16 May 2024
<b>APPLICANT</b>	Virginia Benjamin
<b>PARCEL</b>	JT150011
<b>LOCALITY</b>	Villa Le Breton, Upper Jamestown
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	Heritage Coast
<b>CURRENT USE</b>	Existing Dwelling
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper on 16 May 2024.</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	30 May 2024
<b>REPRESENTATIONS</b>	None
<b>DECISION ROUTE</b>	<del>Delegated</del> / LDCA / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Response
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. 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 Area and Heritage Coast conservation area restrictions.

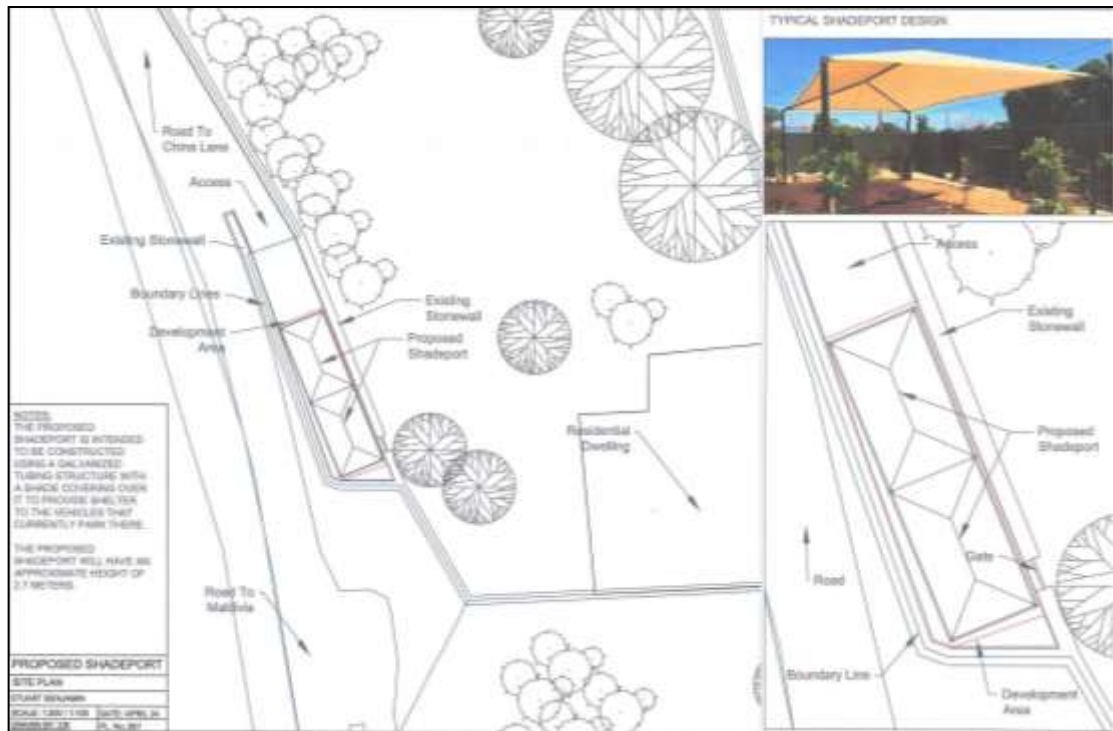
**Diagram 1: Location Plan**



### PROPOSED DEVELOPMENT

The developer proposes to erect a car shadeport in the driveway, adjacent to their principal home at Villa Le Breton, Upper Jamestown. The shadeport will be constructed out of a galvanised tubing structure, with a shade covering to provide shelter to the owner's vehicles that currently park there. The shadeport will be a height of 2.7m and the cover will be 36m<sup>2</sup> approximately. No excavation is required for this development.

**Diagram 2: Site Plan**



## **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
- Road and Transport Policies: RT1 (c and d), RT3 and RT7

## **OFFICER'S ASSESSMENT**

This development proposal of a car shadeport is a simple design that is fit for purpose. It is a semi-permanent structure with minimal construction effort, which in turn will not have an adverse effect on any original historic buildings and/ or structures in close proximity. The design is a simple, modern and sturdy structure that is also easy to dismantle. The shadeport structure will be situated within the boundary lines of the property. The local area is a relatively quiet area of Upper Jamestown, tucked away in the side of the valley away from the main street, thus hidden away from view of the main route of the town. Therefore, this development

proposal can be supported, as it has no detrimental 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.