

Planning Officer's Report – LDCA DECEMBER 2024

APPLICATION	2024/24 – Proposed Store Room Extension
PERMISSION SOUGHT	Full Permission
REGISTERED	8 th August 2024
APPLICANT	Christina Williams
PARCEL	JT160063
LOCALITY	Nr General Hospital, Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown Historic
CURRENT USE	Existing Garage
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 15th August 2024▪ A site notice displayed in accordance with Regulations.
EXPIRY	29 August 2024
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. PLANNING BACKGROUND

The development application was discussed at LDCA meeting of 3rd October 2024, where the Authority made the decision to defer the application to allow for a site visit to see the proximity the development would be to the main road. A site visit was carried out on 7th October 2024, where in attendance was LDCA members, officers and the applicant's agent. It was determined that a revised scheme should be considered for setting the extent of the extension further away from the direction of the main road.

A revised proposal has been received replacing the original submission. The details of consideration are now as follows:

Diagram 1: Site Layout

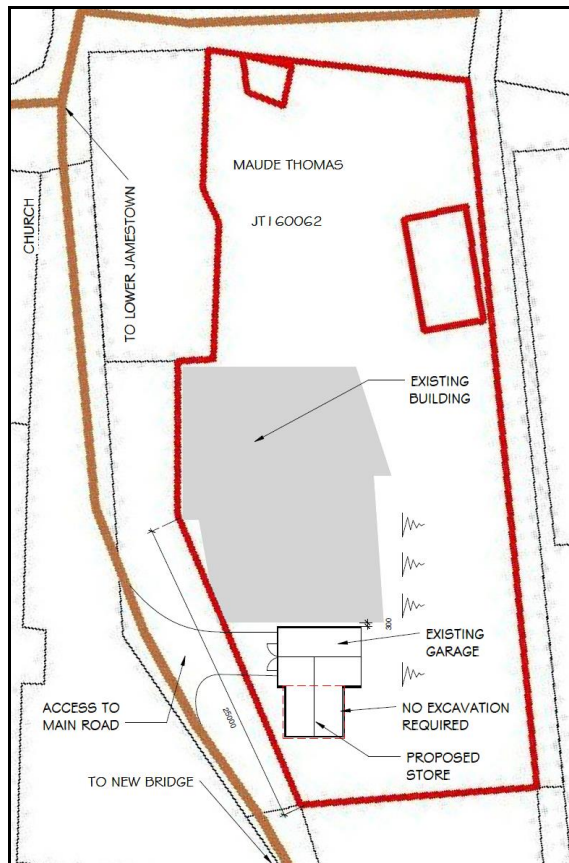


Diagram 2: Revised Floor Layout

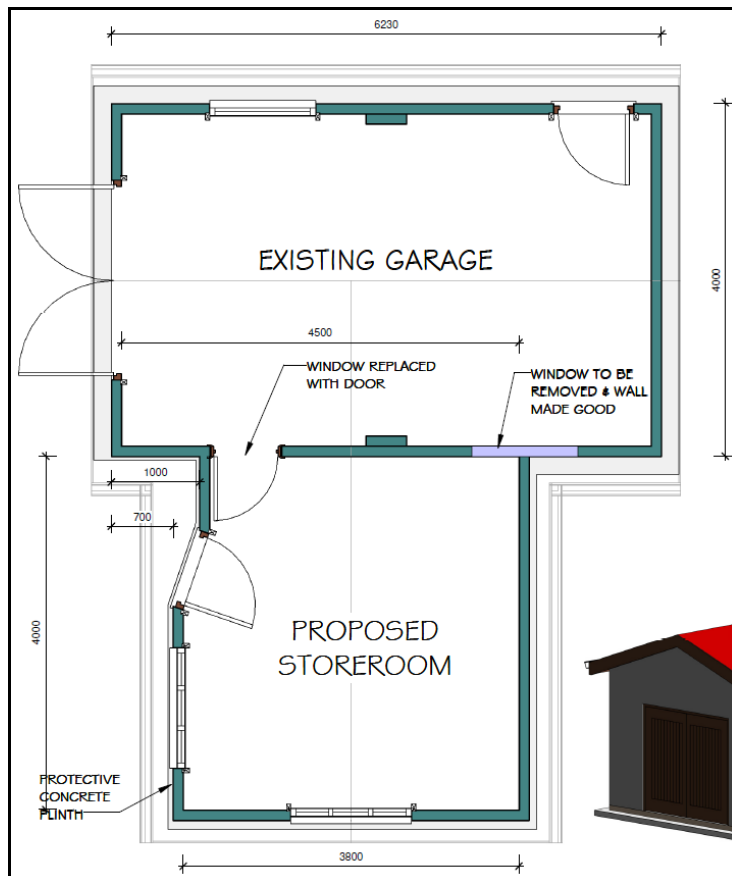
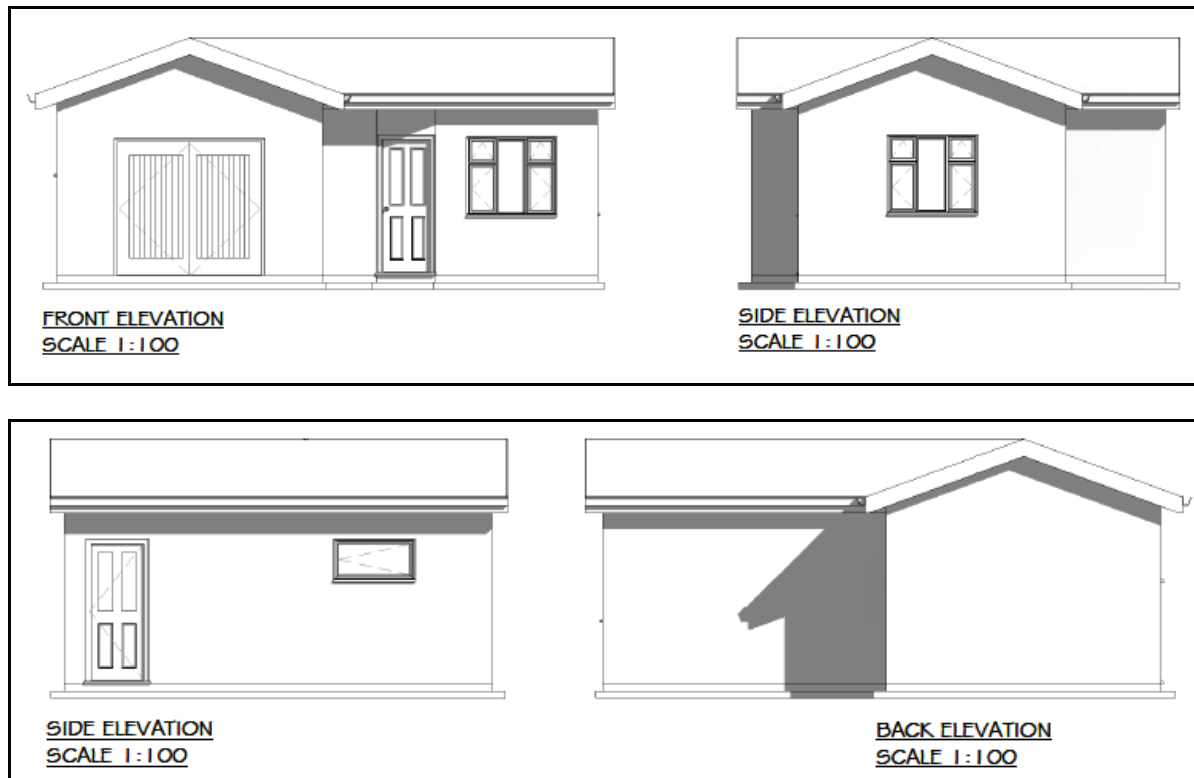


Diagram 3: Revised Elevations



LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land Development Control Plan (LDCP, 2012) that are applicable in the assessment of the proposed development are set out below:

- Intermediate Zone Policies: IZ1 (a, b)
- Housing Policies: H.9
- Built Heritage Policies: BH1 c) & BH5

OFFICER'S ASSESSMENT

The changes to the design has meant the western wall of the extension on the principle elevation has now been set back by approximately 700mm to alleviate concerns of proximity to the main road. This has also resulted in the existing garage window to be removed and blocked up on the southern elevation.

Given this proposal addresses the concerns raised previously by LDCA Members and it would not adversely affect the appearance of the existing development, it is considered acceptable in accordance with the policies previously highlighted being IZ1 a), b), H.9 & BH1 c) and BH5.