

Planning Officer's Report - LDCA DECEMBER 2024

APPLICATION	2024/50 – Proposed Covered Area, Garage & Kitchen Extension
PERMISSION SOUGHT	Full Permission
REGISTERED	30 September 2024
APPLICANT	Darren McCoy
PARCEL	DPRR0220
LOCALITY	Alarm Hill
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing Home
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 11 October 2024.▪ A site notice displayed in accordance with Regulations.
EXPIRY	25 October 2024
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

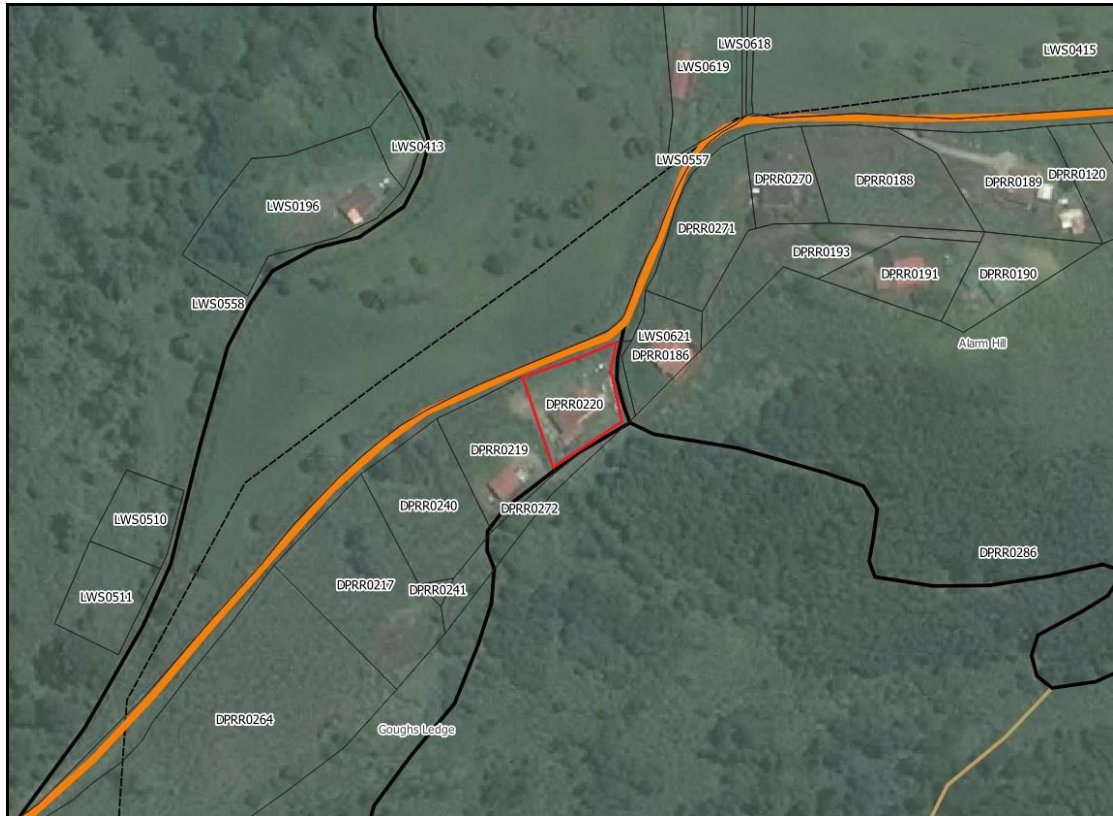
1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Response
5. Property Division	No Response
6. Environmental Management	No Response
7. Environmental Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police 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 Objection
15. Maritime	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located within the residential area of Alarm Hill, where it is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

This development proposal is for existing garage and kitchen extensions and covered areas to the applicant's home. The developer's house orients towards the North West and the proposed wrap-around extension/covered areas will be located at the back and side of the house, orientating towards the south east and south west.

The proposed extended kitchen area will follow directly out from the current kitchen, to the south west of the building, accessible via a sliding door. Another access door leads from the extended outside kitchen, out to the proposed covered area located toward the front of the house and to the west. The second proposed covered area will be located to the back of the house to the south east and situated adjacent to the existing garage. The proposed garage extension will follow on towards the south east and lead directly into a new Storeroom to the west, adjacent to the extended garage area.

The extended and covered areas will increase the total footprint of the building by 176.3m², which is approximately 122 percent of the original footprint. The design of

the extended and covered areas will follow the lines and shape of the existing building continuing the same shape but of a larger scale. The roof covering the extended areas at the back and to the south east, south and south west, follows the same style and gradient of the existing roof, extending the depth of the back roof line out further than that of the front by 4.2m. The roof covering the area at the front and to the south west side will be in line with the gradient and parameters of the existing roof. Proposed construction materials are in keeping with existing building, consisting of; concrete blockwork and fibre glass cement for the roof.

No excavation will be required for the extensions to the house.

It is noted that a small portion of the extension appears to extend outside of the applicant's boundary line. Should the land owner's consent not be given, a revision of this proposal may be necessary.

Diagram 2: Site Plan

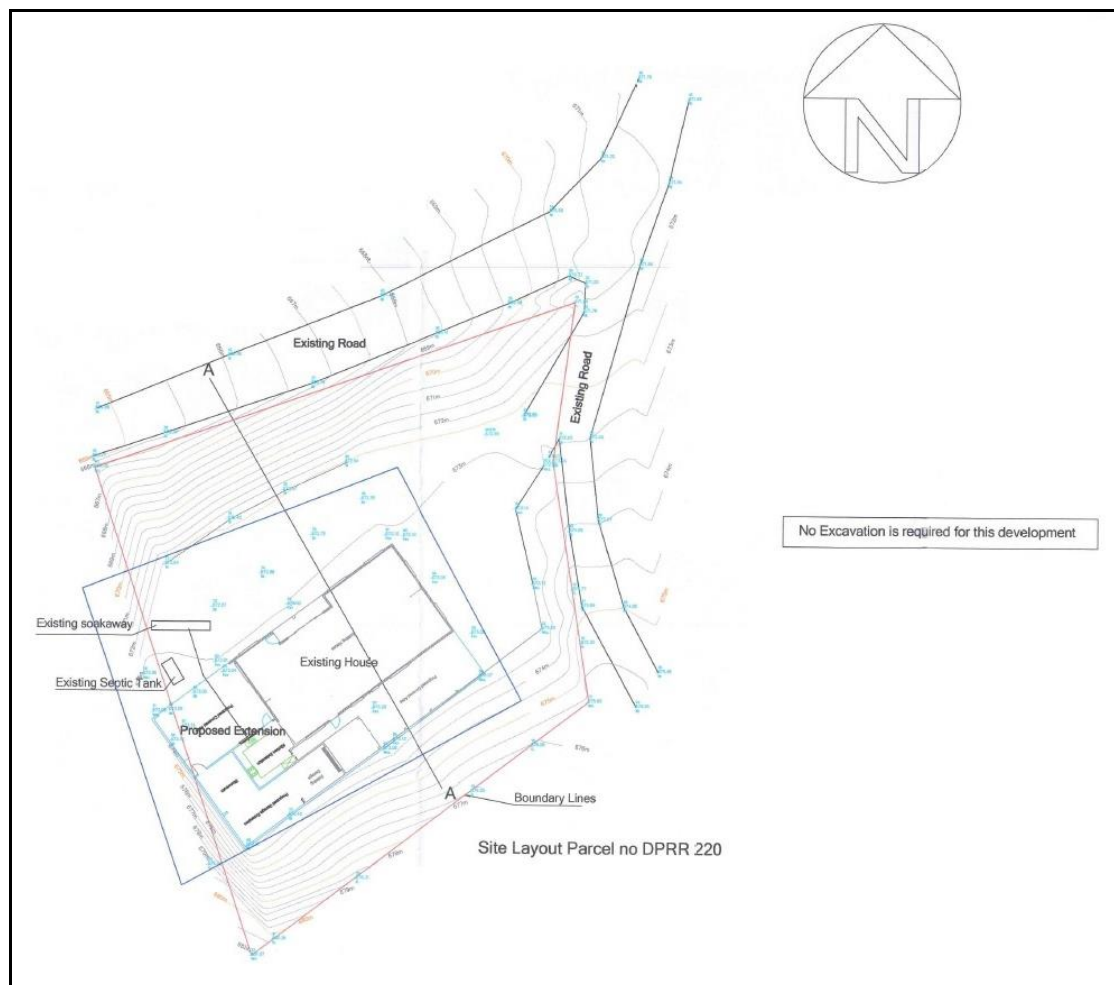


Diagram 3: Site Section A-A

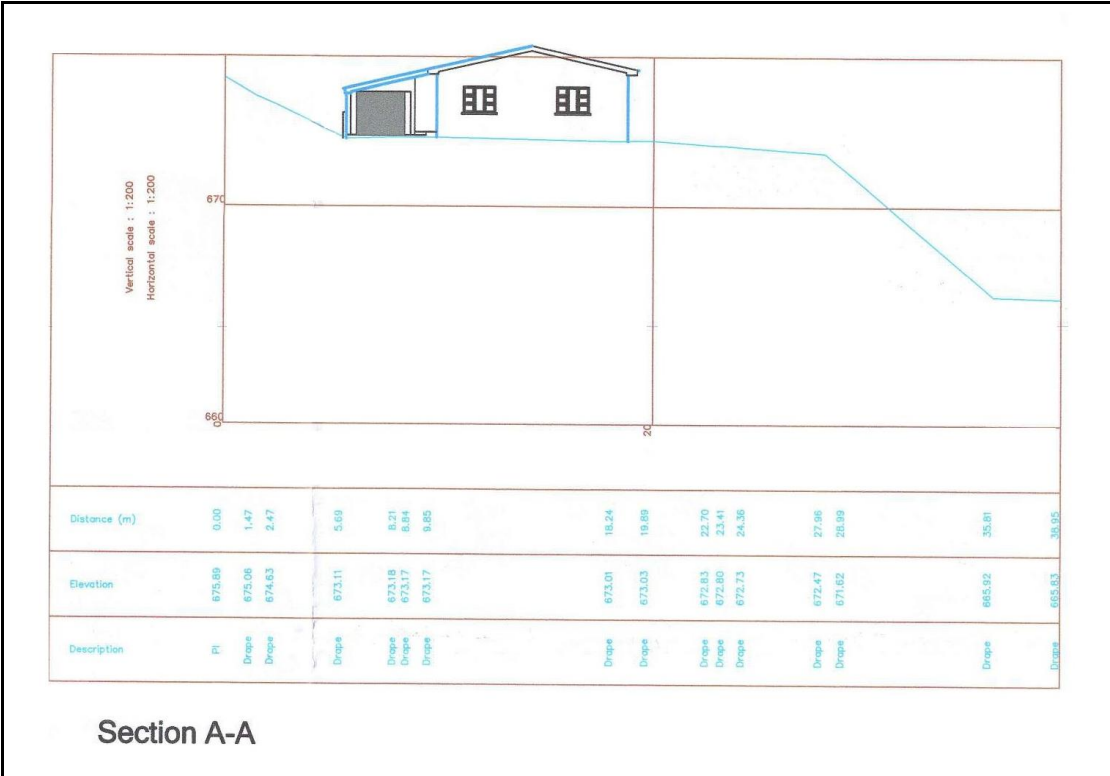


Diagram 4: Proposed Floor Layout

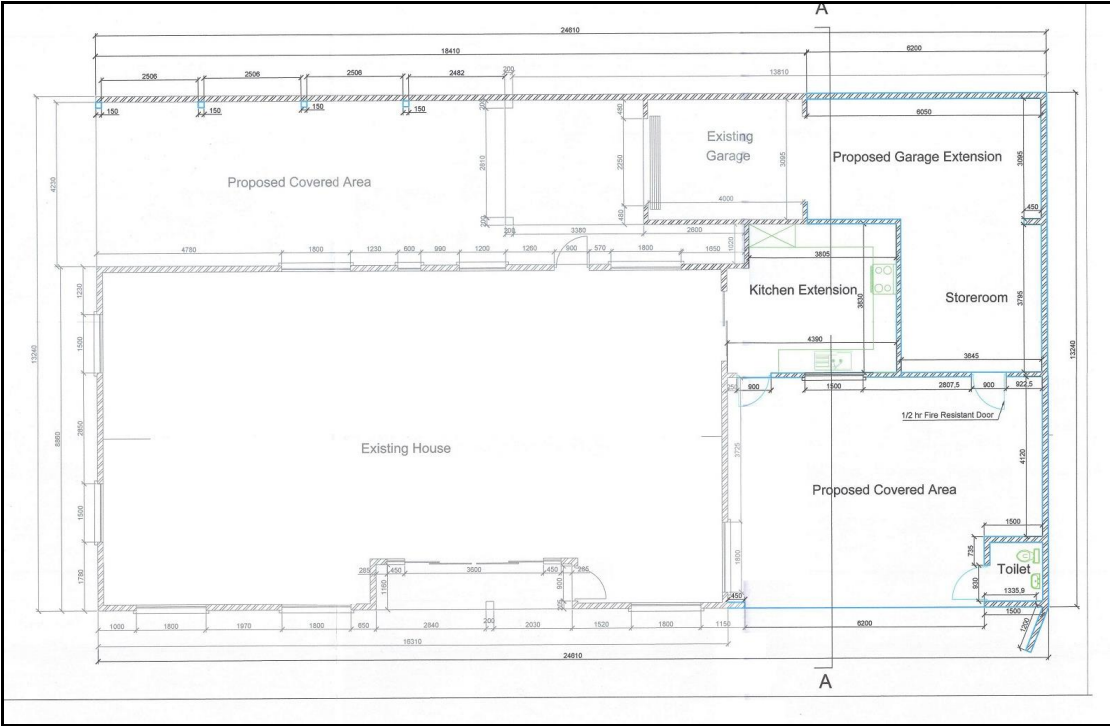
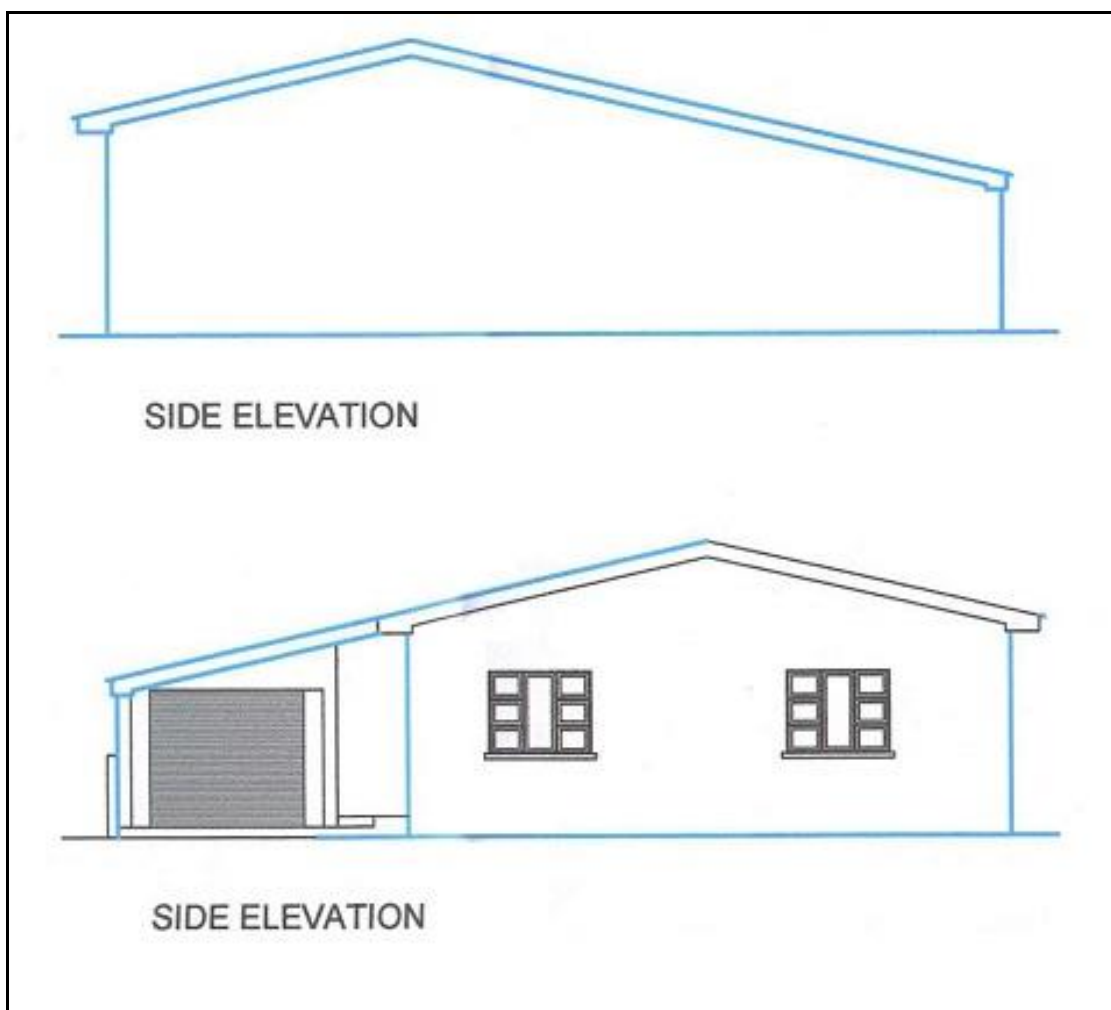


Diagram 5: Proposed Front & Rear Elevations



Diagram 6: Proposed Side Elevations



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

OFFICER'S ASSESSMENT

In evaluating this development proposal for garage and kitchen extensions and covered areas to the applicant's existing home, this will more than double the footprint of the dwelling with a total area of 321m². However, no excavation is required for the proposed extended areas. The design is simple and in keeping with the style of the existing dwelling. The overall design of the proposed extensions and covered areas are coherent in of itself; following the design and characteristics of the original building and with matching materials and finishes. The additional space is proportional, but will increase the living area quite significantly and enhance the enjoyment of the home. There were no objections from stakeholders or members of the public. Considering this, the 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.

As noted above, it appears that a small area of the proposed extension would extend beyond of the applicant's boundary line. While this would be a matter for the owners outside the planning process, if the land owner does not agree, this proposal may require to be amended.