

Planning Officer's Report - LDCA DECEMBER 2024

APPLICATION	2024/58 – Proposed Covered Area Adjoined to Existing Garage
PERMISSION SOUGHT	Full Permission
REGISTERED	17 October 2024
APPLICANT	Jeffrey Joshua
PARCEL	LWS0411
LOCALITY	Longwood Avenue
ZONE	Intermediate
CONSERVATION AREA	Longwood House
CURRENT USE	Existing Home
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 24 October 2024.▪ A site notice displayed in accordance with Regulations.
EXPIRY	7 November 2024
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Response
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 Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	No Objection
11. Economic Development	No Objection
12. National Trust	No Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection – Comment
15. Maritime	Not Applicable

Diagram 2: Site Plan

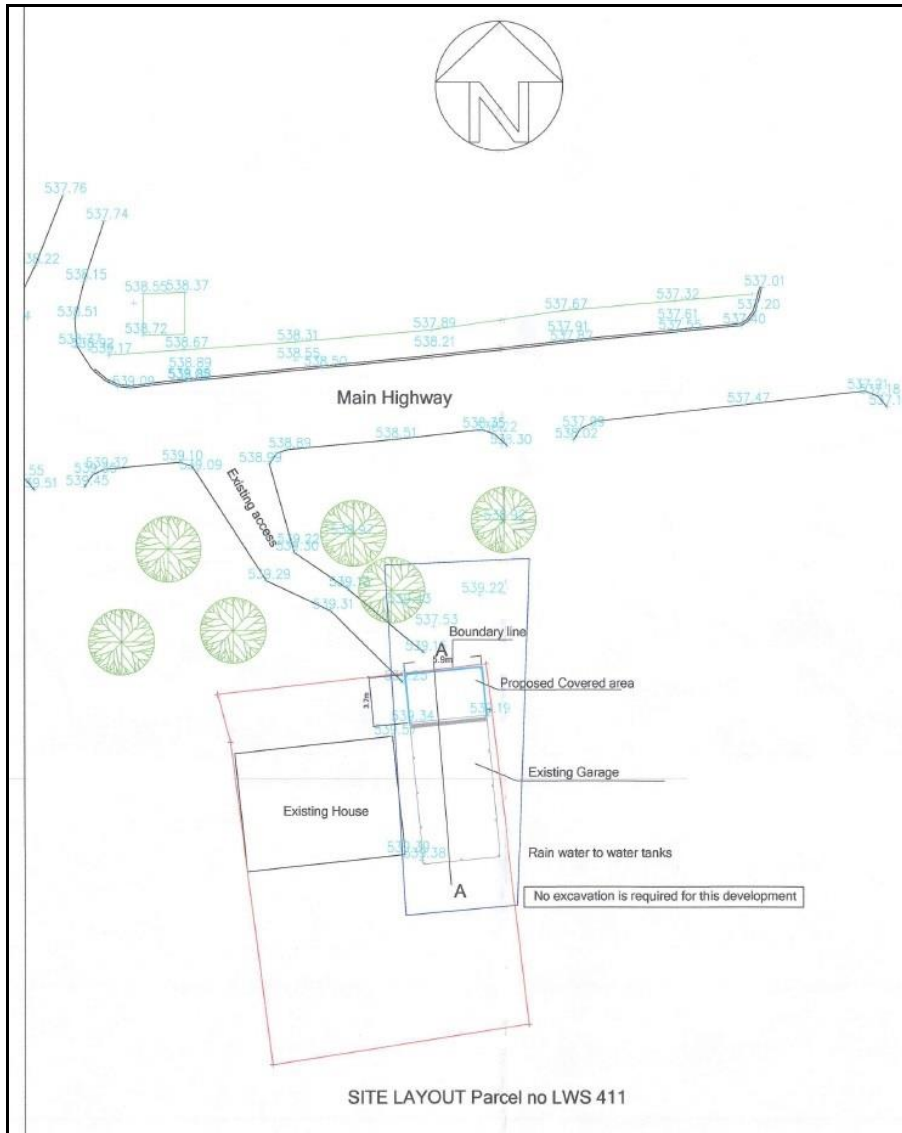


Diagram 3: Elevation Plans

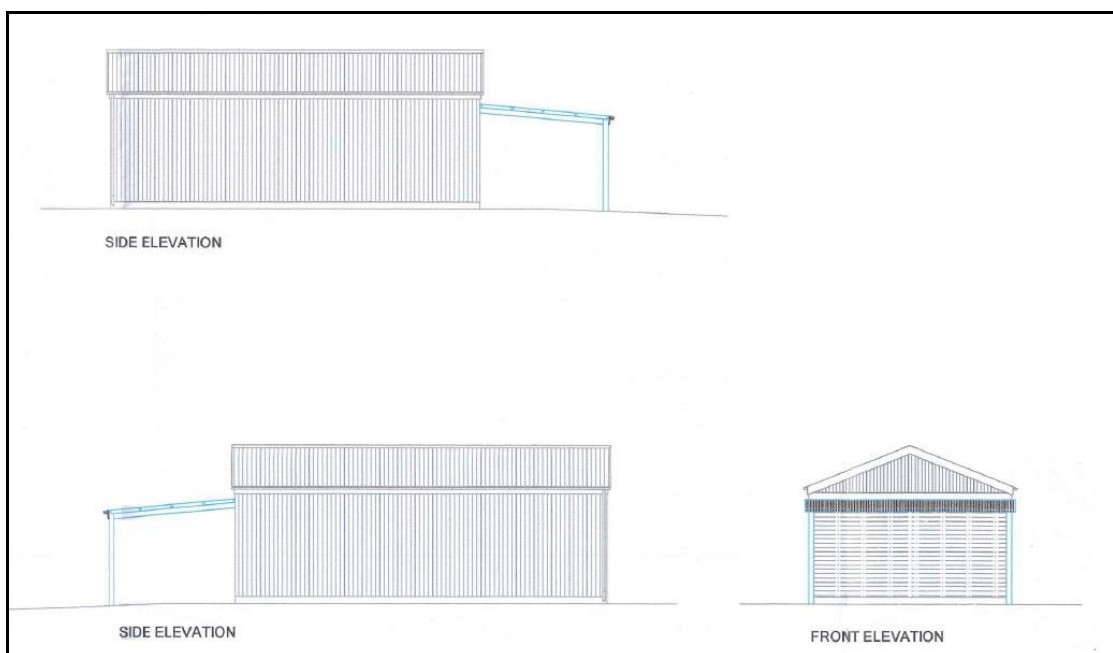
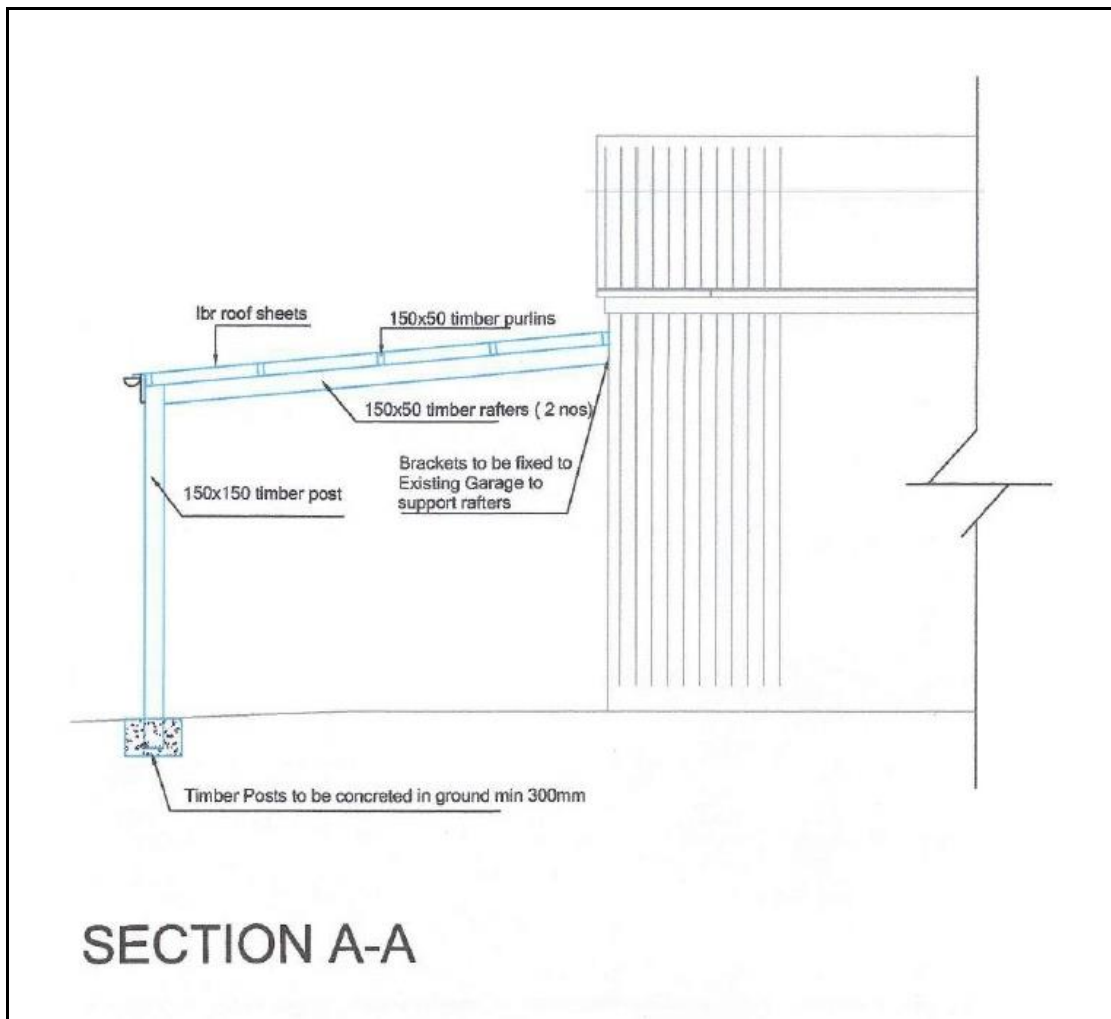


Diagram 4: Section A-A



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no objections or representations received, however, an advisory/comment was received from *Heritage Society* as detailed below.

Heritage

No Heritage concerns but please ensure materials match existing.

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)
- Built Heritage Policies BH1 c)
- Sewage, storm and Drainage: Policies SD1 b)

OFFICER'S ASSESSMENT

In assessing this development proposal for a covered area, albeit the height of the development deviates from the trending, low-level landscaping/ garden walls that are typically seen adjoining the front boundary lines to the avenue, the structure will be situated within the applicant's boundary and will not protrude beyond this building line. The covered area is also a light-weight structure with timber posts that offers visibility through the development from the north, east and west sides reducing its visual prominence when viewed within the streetscape. The width of the covered area follows that of the existing garage offering some consistency in design and extends out by 3.7 metres. Whilst the development adjoining the front boundary is not conducive to neighbouring properties, being low level garden walls, on balance, the structure will not breach this linear arrangement with neighbouring properties along the Avenue.

Overall, the development is not seen to detract the character of the area nor adversely impact its setting, with the use being ancillary to the current garage and is therefore considered acceptable.