

Planning Officer's Report - LDCA JANUARY 2025

APPLICATION	2024/60 – Extension to Existing House to Form Carport
PERMISSION SOUGHT	Full Permission
REGISTERED	7 November 2024
APPLICANT	Derek G. Henry
PARCEL	HTH0508
LOCALITY	Northern side of Clinic Drive near MTB's Shop, HTH
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing dwelling house
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ The Sentinel Newspaper on 14 November 2024.▪ A site notice displayed in accordance with Regulations.
EXPIRY	28 November 2024
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
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 – Comment
14. Heritage Society	No Objection
15. Maritime	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located within a mainly residential area of Half Tree Hollow, although MBs store is nearby. The application site is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The proposed development is for an extension to the existing house to form an adjoining carport. The front of the existing house faces north-west. The proposed carport will be located to the eastern side of the house, directly in front of the existing garage and will be part enclosed by a wall.

The footprint of the carport will be 42m² approximately. The design of the carport extension will follow the parameter lines of the depth of the existing dwelling and extend out to the side by 5.3 metres. The apex roof will follow the same style and slope as the existing house roof although the existing garage apex roof will be at right-angles to it; the outside wall will contain a single window. No excavation will be required for the carport extension. The external walls will be constructed with composite cladding and the roof covering will be IBR roof sheets.

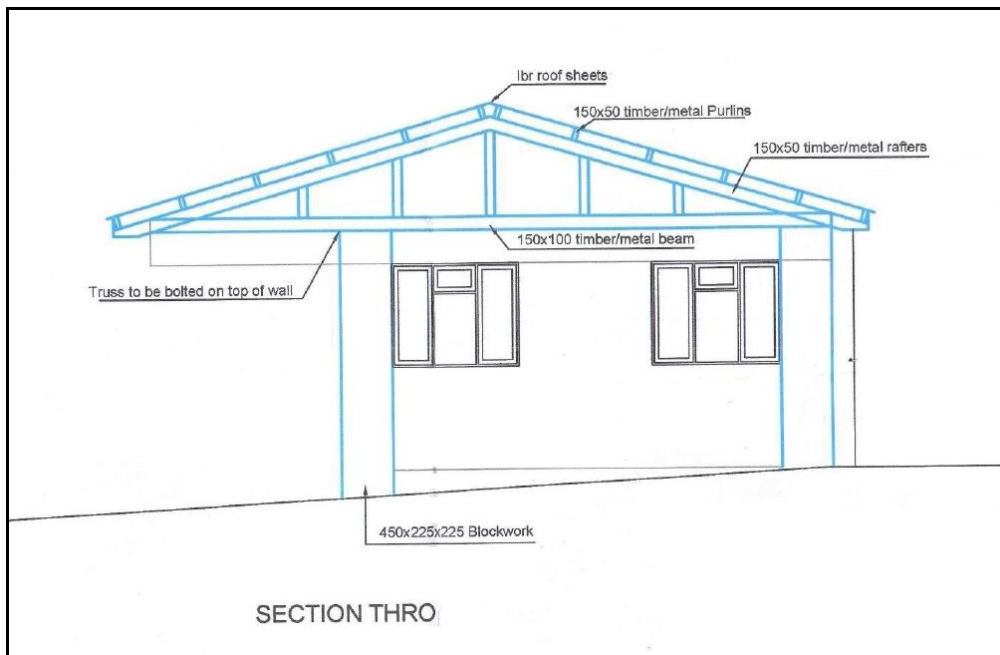
The plan layout shows an 'Existing Garage' at the top, a 'Proposed Carport' in the middle, and an 'Existing House' on the right. The carport has a total width of 5755 and a depth of 5300. It includes two 'Foundation under wall' details with dimensions: 450, 800, 1500, 1655, 1500, 600, 900, 1550, and 450. The house has a chimney and a small structure at the bottom right.

FRONT ELEVATION

Diagram 4: Side Elevation



Diagram 5: Section Thro' (NB reversed)



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or any members of the public, however, there was a comment made by *Sure South Atlantic Ltd* as detailed below.

Sure South Atlantic Ltd

Please be aware of an overhead telephone cable in the area.

Sure South Atlantic Ltd. will not be held responsible if the cable was to damage proposed extension of property for any unforeseen reason.

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 H.9
- Water: Policy W2
- Sewage, Storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7

OFFICER'S ASSESSMENT

In assessing this proposal for a carport extension; the design is simple and in keeping with the style of the existing dwelling, albeit the external walls will be composite cladding, which differs from the concrete blockwork of the external walls of the existing house, which is. However, the difference between external materials and the close relationship with the differently-orientated roof to the garage is not considered to detrimentally affect the aesthetic of the local area.

No excavation is required and the carport will provide more space for covered vehicle parking on site.

There were no objections from stakeholders or members of the public. In line with Policy LDCP H.9, the proposed extension will be of small scale and of a siting, layout, proportion and have suitable detailing and external materials which will be coherent in respect of the existing development and in relation to the surrounding development. The roof complies with Policy on Roof Colour (a suitably-worded condition will be attached). 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 and Housing policies and therefore can be supported.