

## Planning Officer's Report – LDCA MAY 2025

<b>APPLICATION</b>	<b>2025/15</b> – Proposed Alteration & Extensions to Existing House
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	1 <sup>st</sup> April 2025
<b>APPLICANT</b>	Cassandra Reynolds
<b>LOCALITY</b>	Longwood Road, Longwood
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Residential
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 4<sup>th</sup> April 2025</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	18 <sup>th</sup> April 2025
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Objections
5. Property Division	No Objection - Comments
6. Environmental Management	No Response
7. Public Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Objection
10. Aerodrome Safeguarding	No Response
11. Economic Development	No Response
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection
15. Maritime	Not Applicable

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

The application site is near Longwood Clinic at Longwood. The plot is designated within the Intermediate Zone and has no conservation area restrictions.

**Diagram 1: Location Plan**

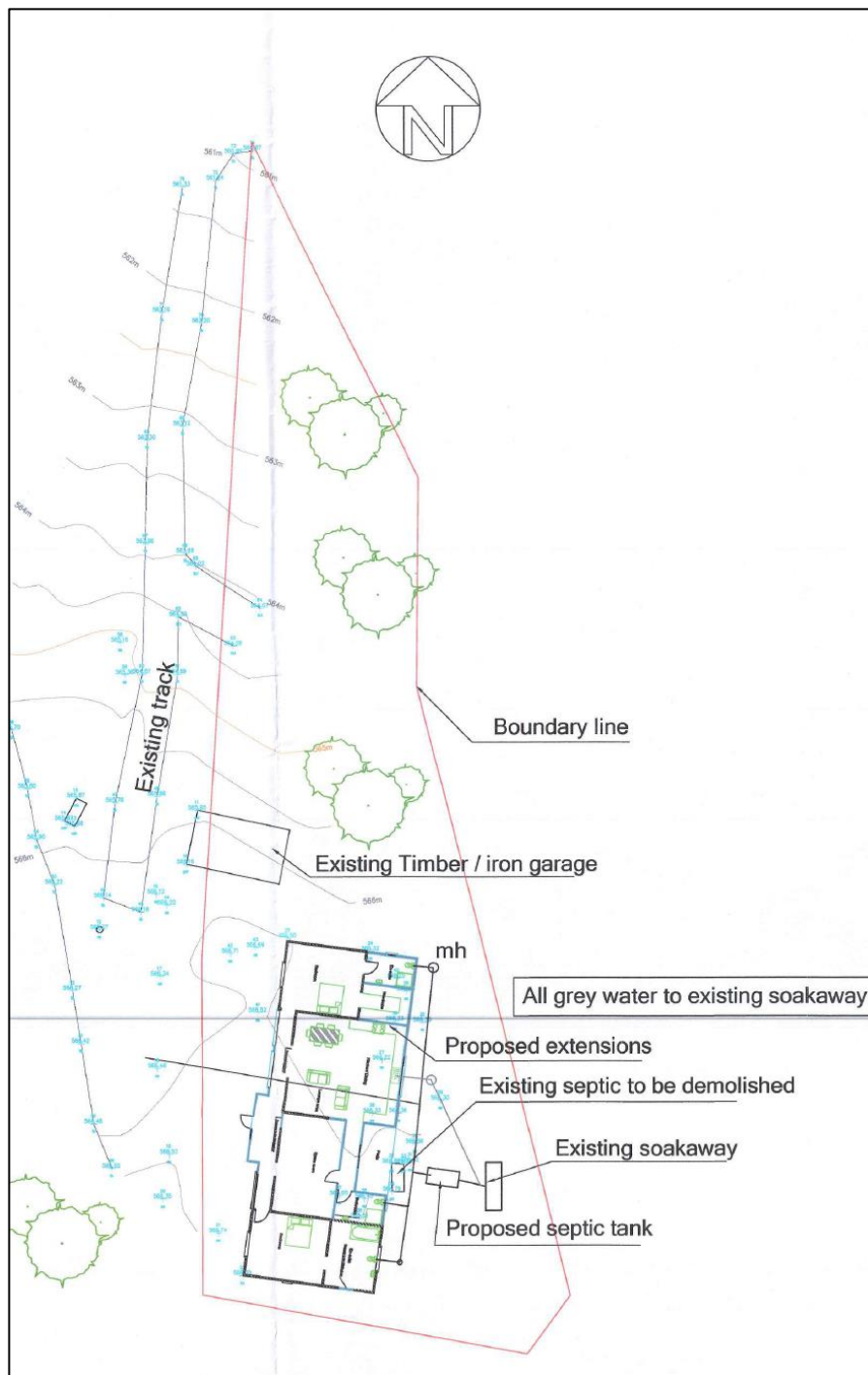


### PROPOSED DEVELOPMENT

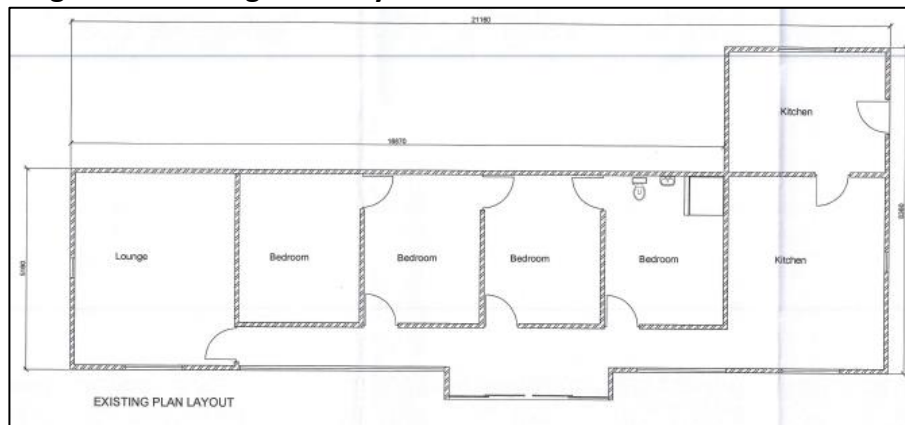
The existing house has a traditional long house arrangement (room to room). The proposal is to carry out a re-arrangement of the layout along with an extension to the house. The current layout comprises separate kitchen, lounge and three bedrooms and bathroom.

The extension will be carried out on the eastern side of the property aligning with the east kitchen wall with the building line to marry in with the extent of the northern wall of the lounge forming a rectangular shaped dwelling. This will result in demolition works and internal re-arrangement of rooms that will provide a more modern layout, consisting of an open planned kitchen, dining and lounge area, and two bedrooms with en-suite, shared bathroom, spare room and patio. The extension will be constructed of concrete blockwork, rendered and painted, and roof coverings will be made from IBR sheeting. As a consequence of the extension, the septic tank will be demolished and relocated further eastwards on the plot and connected into the existing soakaway. Electricity and water infrastructure is already connected.

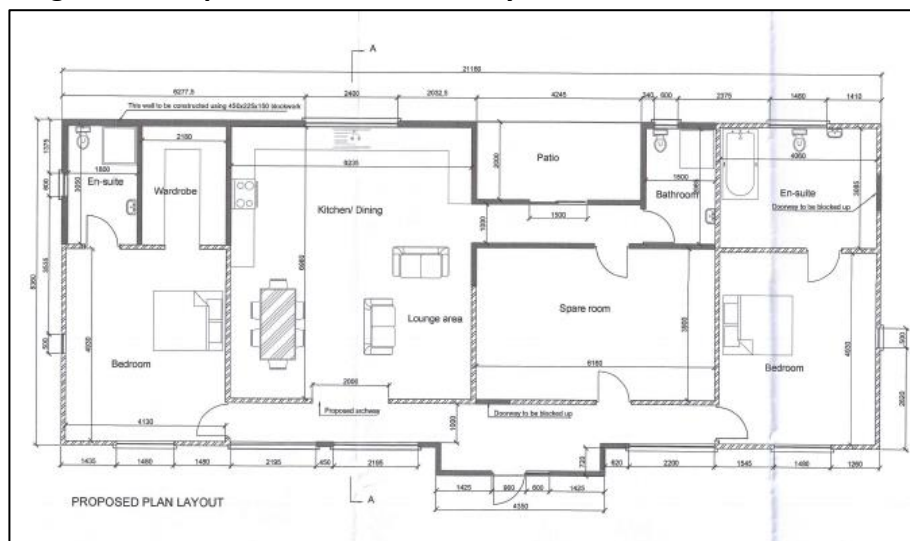
**Diagram 2: Proposed Site Layout**



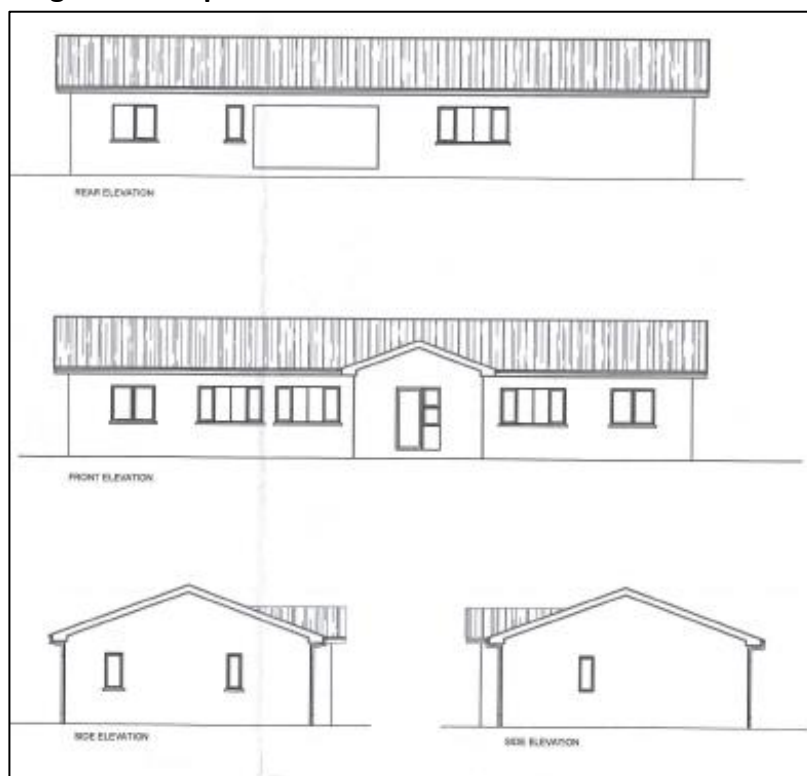
**Diagram 3: Existing Floor Layout**



**Diagram 4: Proposed Ground Floor Layout**



**Diagram 5: Proposed Elevations**



## **STAKEHOLDER FEEDBACK & REPRESENTATIONS**

Comments were received from stakeholders during the consultation period. No representations were received from any members of the public.

**Property Service** – No objection: ‘All boundary features are to be defined; this will allow proprietor to be aware of boundary and to ensure all development to be retained within boundary.’

## **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,
- Housing Policy H.9
- Water Policy W2
- Sewage, storm and Drainage Policies SD1 & SD7

## **OFFICER'S ASSESSMENT**

In assessing the proposal, the works to be carried out will improve the functionality of the dwelling with a layout re-arrangement as a result of the extension. The extension will provide the building with an appearance that will be coherent within itself as well as those in the surrounding area, sharing characteristics in terms of the external materials, siting, scale, proportion and details. Services can be provided to the development. Finally the use remains consistent with the current use being for residential purposes and will not adversely impact the amenity of existing development.

Overall, this proposal is considered acceptable as it complies with the relevant policies listed above.