

Planning Officer's Report – LDCA JUNE 2025

APPLICATION	2025/21 – Proposed Extension to form a Covered Way & Installation of Railings
PERMISSION SOUGHT	Full Permission
REGISTERED	29 th April 2025
APPLICANT	Patricia Duncan c/o Darren Duncan
LOCALITY	Nr Botanical Gardens Flats, Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown Historic
CURRENT USE	Residential
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 1st May 2025▪ A site notice displayed in accordance with Regulations.
EXPIRY	15 th May 2025
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

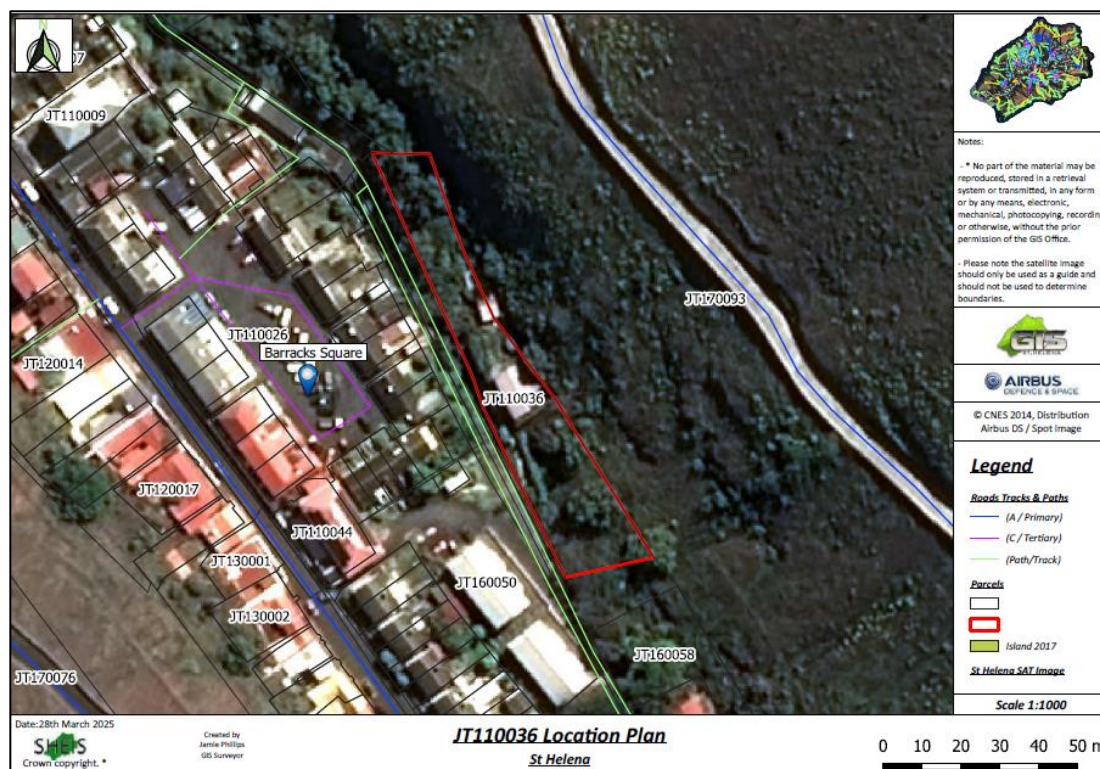
1. Sewage & Water Division	No Response
2. Energy Division	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
5. Property Division	No Objection
6. Environmental Management	No Response
7. Public Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Objection
10. Aerodrome Safeguarding	No Objection
11. Economic Development	No Objection
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 Botanical Gardens Flats, on the eastern side of the Run located within the Intermediate Zone and Jamestown Historic Conservation area.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The plot comprises an existing dwelling, where the request is to construct a covered way on the northern elevation of the building, and remove and install new railings.

The covered way will be constructed using four 120mm x 120mm timber posts to support a roof structure to the existing house, and used as a sit-out area. The roof style will be of a gable design resembling the same pitch and material being IBR sheeting. The floor area to be created will measure approximately 19m². The gable end and front fascia will be made from timber cladding. In terms of the hand rails, the existing arrangement is a picket fence and this is intended to be replaced with timber railings, and will span the north elevation and approximately half of the western (front) elevation).

Diagram 2: Proposed Site Layout

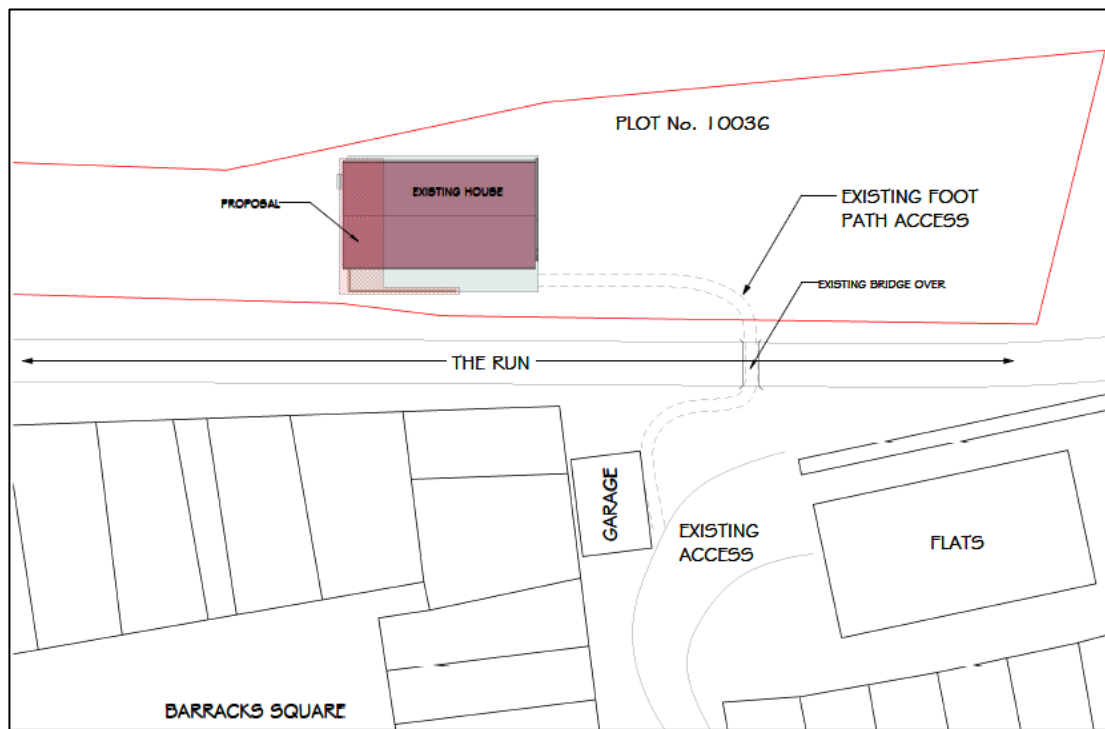


Diagram 3: Existing Layout & Elevations

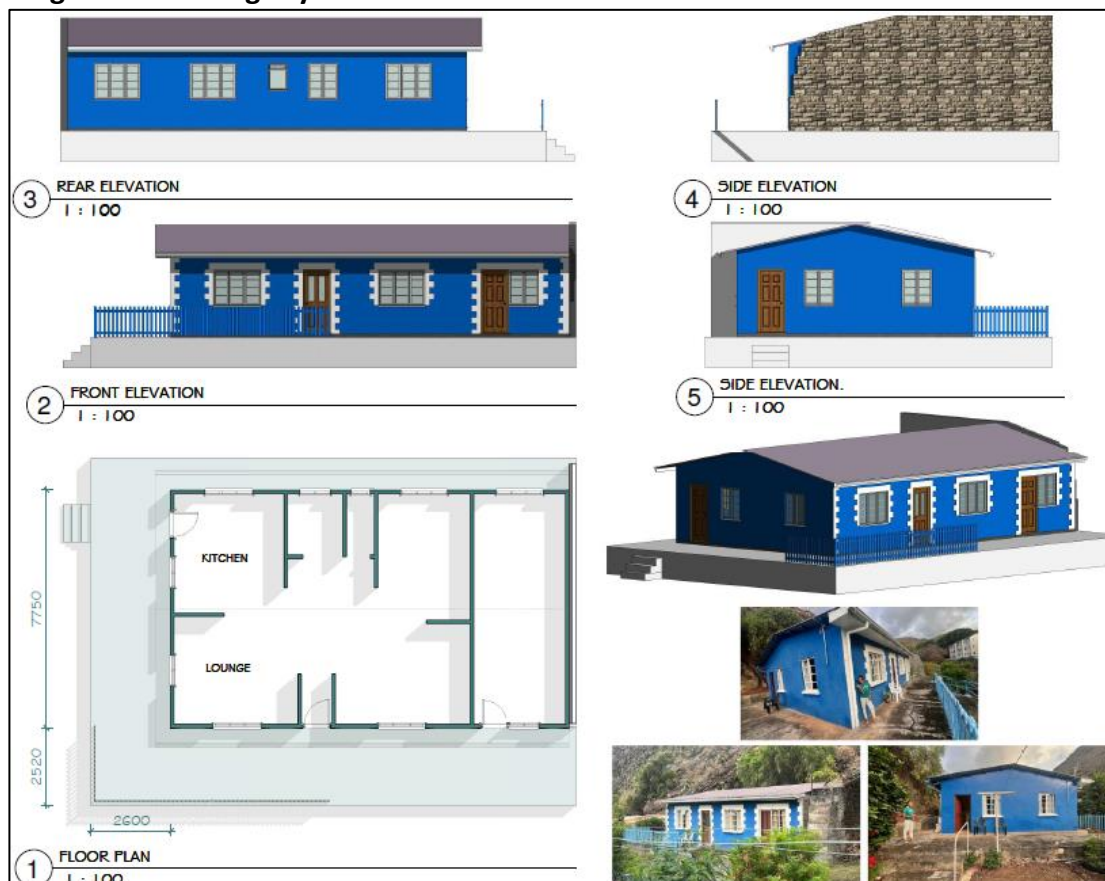
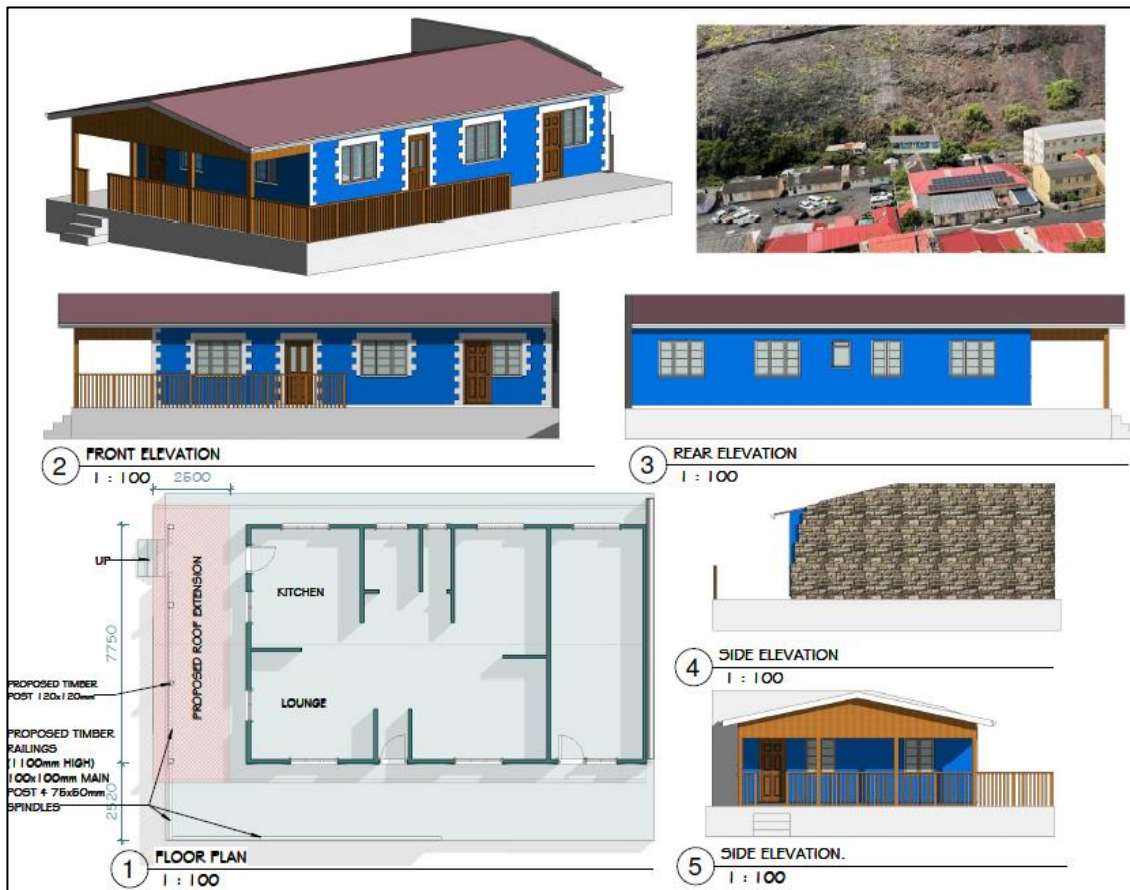


Diagram 4: Proposed Layout & Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no objections received from stakeholders during the consultation period, and no representations were received from 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, g
- Sewage, storm and Drainage Policy SD1
- Built Heritage Policy BH1 c)

OFFICER'S ASSESSMENT

In assessing the proposal, the extension to be carried out in terms of its siting has been dictated by site conditions, utilising an existing raised concrete slab that sits at the same level as the house. The covered way will make use of this available space and will be constructed using timber posts to support the roof structure and timber cladded. The roof style and material is coherent with that of the existing house being of a gable design following the same pitch and ridge height, therefore not being seen as an afterthought. The removal the picket fence and installation of the railings will provide the necessary protection in areas with a

significant drop, and is considered acceptable in its form. Overall, given the extension share similar materials with that of existing development within the area, particularly on the eastern side of the Run, the use being ancillary to that for residential purposes and the appearance of the covered way and railings not detracting away from setting of the conservation area, this development can be supported.