

Planning Officer's Report – LDCA JULY 2025

APPLICATION	2025/36 – Proposed Extension to Existing House to form a Conservatory, Study, Bedroom & Bathroom
PERMISSION SOUGHT	Full Permission
REGISTERED	27 th May 2025
APPLICANT	Michael Stevens c/o Mr Andrew Pearce
PARCEL	FP0239
LOCALITY	Knollcombes, St Pauls
ZONE	Green Heartland
CONSERVATION AREA	None
CURRENT USE	Existing Dwelling
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 30th May 2025▪ A site notice displayed in accordance with Regulations.
EXPIRY	13 th June 2025
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

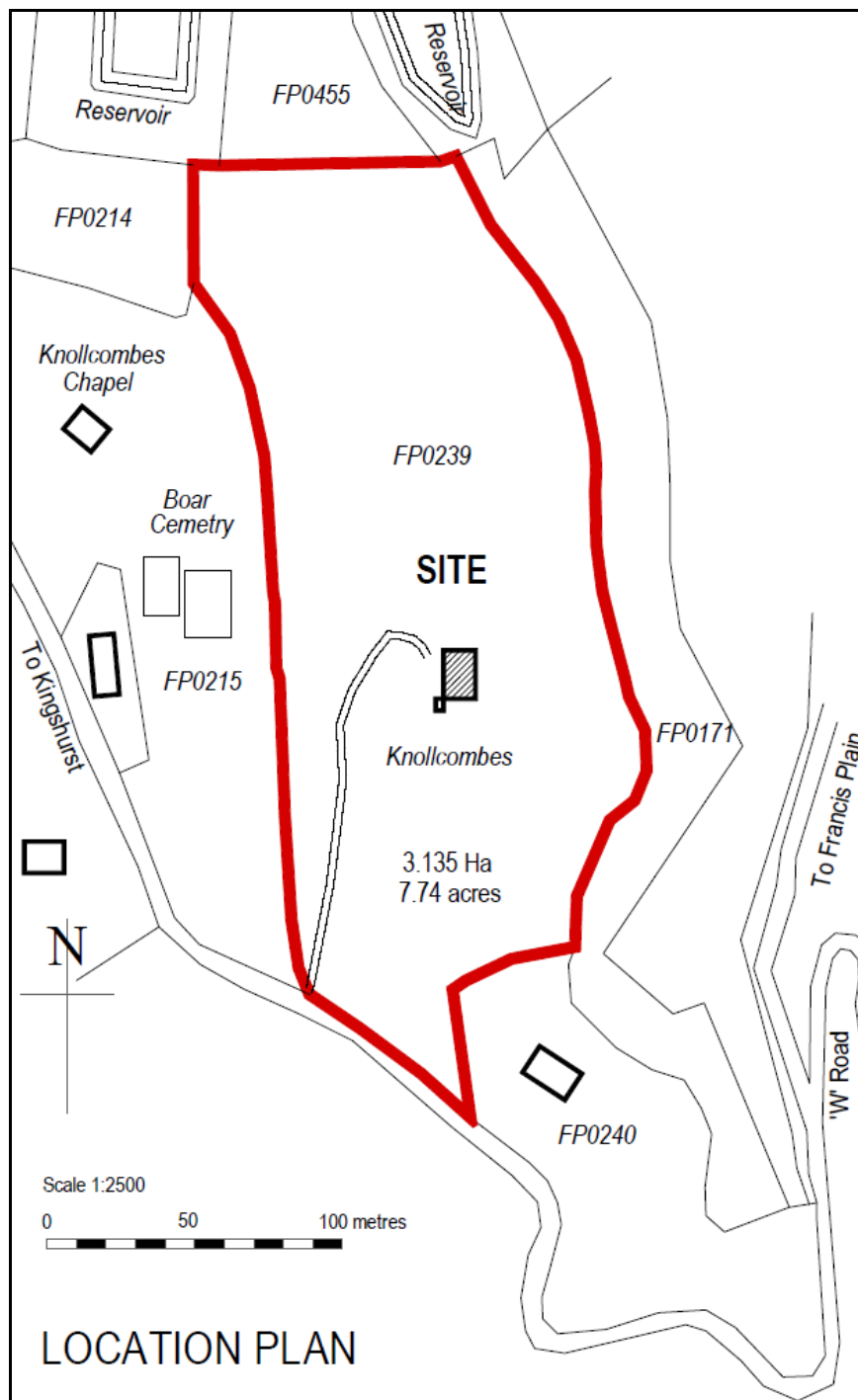
A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Objection
4. Roads Section	No Objection - Comments
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 Response
10. Aerodrome Safe Guarding	No Objection
11. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection

B. PLANNING OFFICER'S APPRAISAL**LOCALITY & ZONING**

This plot is located within the Knollcombes area of St Pauls, just beneath the Boer Cemetery. The site is designated within the Green Heartland Zone and has no conservation area restrictions.

Diagram 1: Location Plan



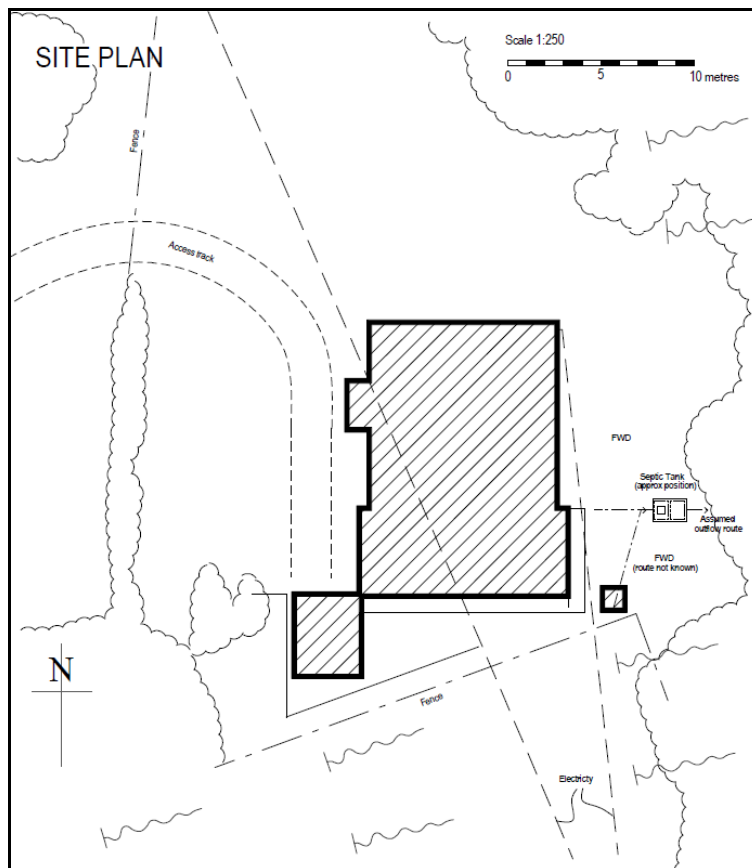
PLANNING HISTORY

Development permission was granted in December 2016 for works to be carried out to this property. As no form of excavation, construction or demolition had commenced within five years of the date of the decision notice, the permission referenced 2016/126 had lapsed. This application, which seeks to renew the previous permission, remains unchanged in terms of the proposed works to be carried out, and will be appraised below.

PROPOSED DEVELOPMENT

The existing dwelling is single storey building comprising a kitchen, living room, three bedrooms, porch and garage. There is a freestanding WC and septic tank soakaway to the east of the dwelling. Proposed is the conservatory to the north, and to the south will be an additional bedroom, shared bathroom and study. To encompass the extensions, the existing roof will be removed and a new hip roof will be constructed with the use of terracotta roofing tiles, with the walls being constructed from blockwork. In terms of the floor area, the existing floor area measures 136m² and the proposed extensions measure 80m², resulting in a new total floor area of approximately 216m². Disposal of sewage will be into the existing septic tank and soakaway system.

Diagram 2: Site Layout



[illegible]

The image displays four architectural elevation drawings of a building, arranged in a 2x2 grid. Each drawing is a line sketch showing the exterior facade of the building from a specific perspective. The drawings include details such as windows, doors, and rooflines. The North Elevation shows a building with a central entrance and a chimney. The West Elevation shows a building with a chimney and a large window. The East Elevation shows a building with a chimney and a large window. The South Elevation shows a building with a chimney and a large window.

North Elevation

West Elevation

East Elevation

South Elevation

Diagram 5: Proposed Floor Layout

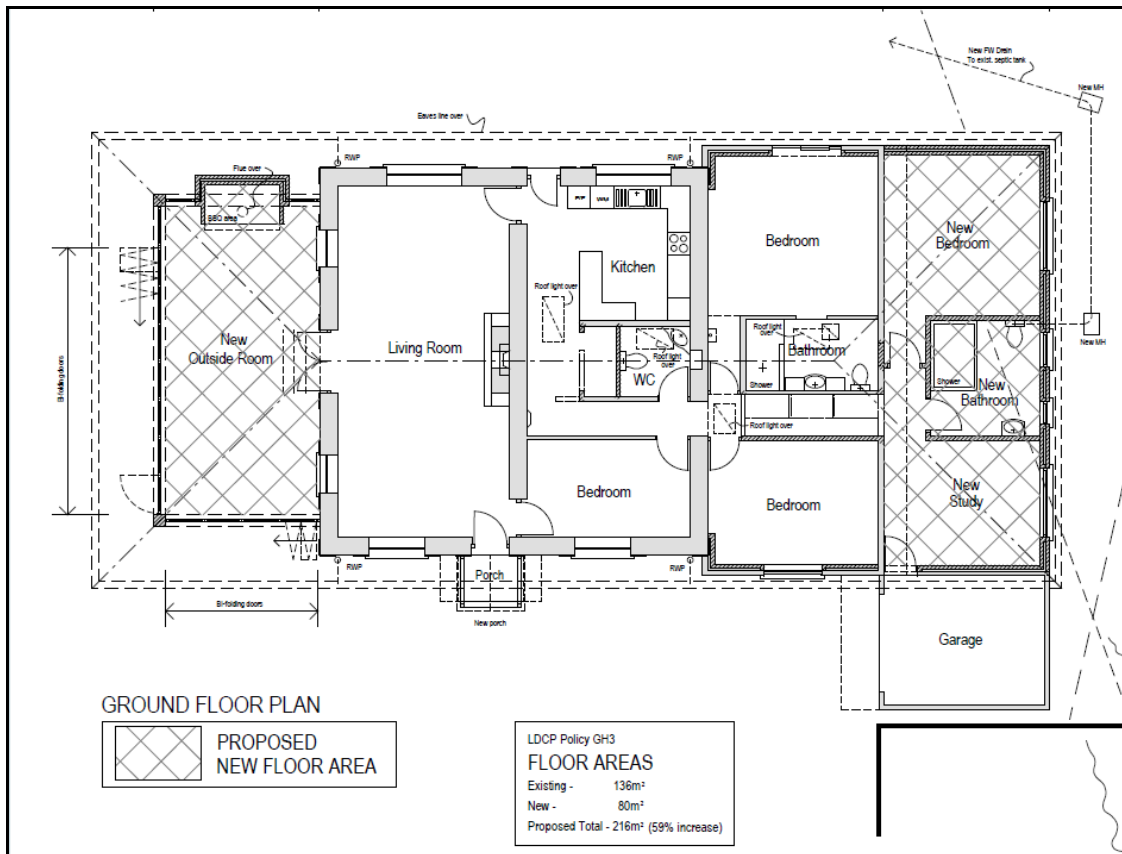
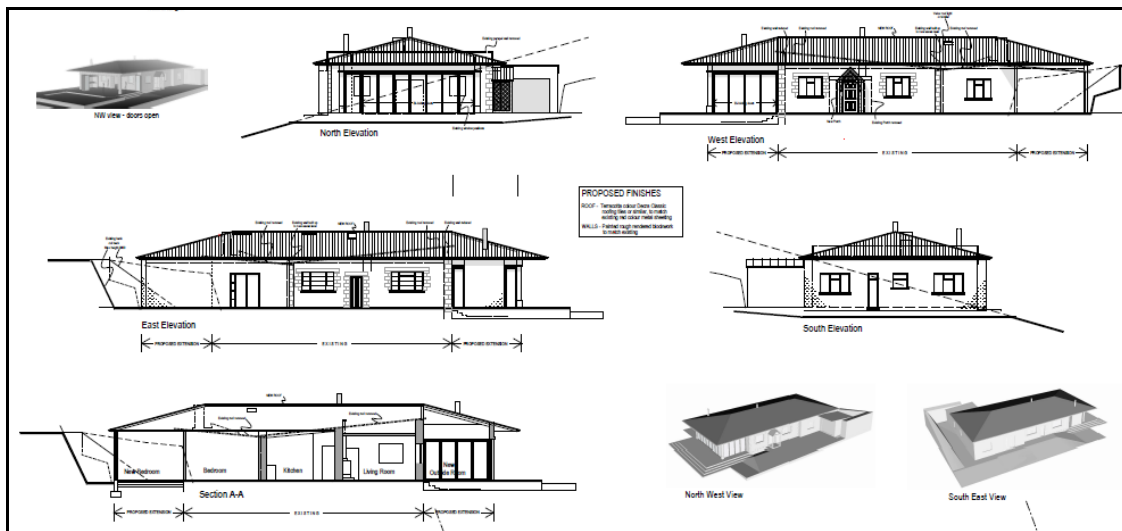


Diagram 6: Proposed Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received, however comments were received from Roads Section.

Roads Section – No objection: ‘Applicant is to be fully responsible for any storm water.’

LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land Development Control Plan (LDCP, 2012) that are applicable in the assessment of the proposed development are set out below:

- Green Heartland Zone: GH1 & GH.3
- Water: Policy W2
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7
- Road and Transport Policies: RT7

OFFICER'S ASSESSMENT

In assessing the proposed development, no changes has been made from the design that was approved in 2016. The proposal has previously been considered acceptable both in principle and in detail. There is no change to the planning policies since the approval.

The extension itself in terms of its use is conducive to the existing residential use, the floor area of the extension is in compliance with the Green Heartland Policy GH3, where the resultant floor area is only 59%, which is below the policy's restriction of no greater than 75%. The appearance of the dwelling will not be overbearing on the landscape, and remains coherent within itself.

All services are provided for in terms of utilities and parking spaces, however it is not certain whether the existing septic tank or soakaway has the capacity of dealing with the potential increase in the number of users, and therefore a condition has been added to demonstrate compliance with policies GH.3 c) and SD4. A Condition relating to storm-water, as requested by Roads Section, is covered under proposed condition 5.

Overall, the proposal demonstrates compliance with the relevant policies, and subject to the conditions is considered acceptable.