

Planning Officer's Report - LDCA AUGUST 2025

APPLICATION	2025/42 – Construction of a Verandah
PERMISSION SOUGHT	Full Permission
REGISTERED	17 June 2025
APPLICANT	W.A. Thorpe & Sons Ltd
PARCEL	FP0238
LOCALITY	Woodcot Cottage, Alarm Forest
ZONE	Green Heartland
CONSERVATION AREA	None
CURRENT USE	Existing Dwelling
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ The Sentinel & Independent Newspaper on 19 June 2025.▪ A site notice displayed in accordance with Regulations.
EXPIRY	04 July 2025
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 Objection
4. Roads Section	No Objection
5. Property Division	No Objection
6. Environmental Management	No Response
7. Environmental Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Objection
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
15. Maritime	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located within the grounds of Woodcot, situated in the district of Alarm Forest, where it is designated within the Green Heartland Zone and has no conservation area restrictions. Woodcot, including adjoining Woodcot Cottage, is a Grade I Listed Building.

Diagram 1: Location Map



PROPOSED DEVELOPMENT

The Development proposal pertains to Woodcot Cottage, which is an appendage to Woodcot House, which are Grade I Listed Buildings.

The Developer is proposing to construct a verandah to the front of Woodcot Cottage, orientated to the Northwest, as can be seen in Diagram 4 below. The purpose of the verandah is to offer the occupants of Woodcot Cottage a transition space/ “half-way house” between inside and the outside, providing:

- A useful space to dry wood and laundry
- Alfresco dining (albeit covered)
- A place to leave muddy boots
- Affording some privacy due to its proximity to the main house

The proposed verandah will provide an additional outdoor living space of 20m² approximately and will be done in a period style using corrugated iron and timber posts and handrails painted white.

Diagram 2: Site Plan

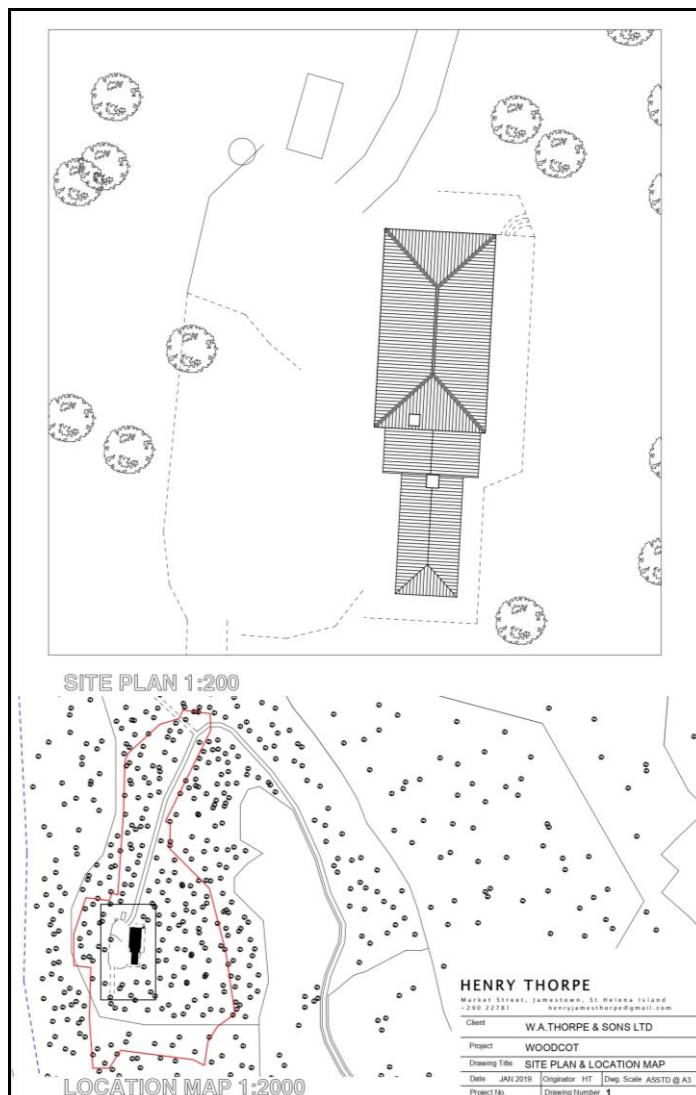


Diagram 3: Existing Woodcot Cottage without Verandah

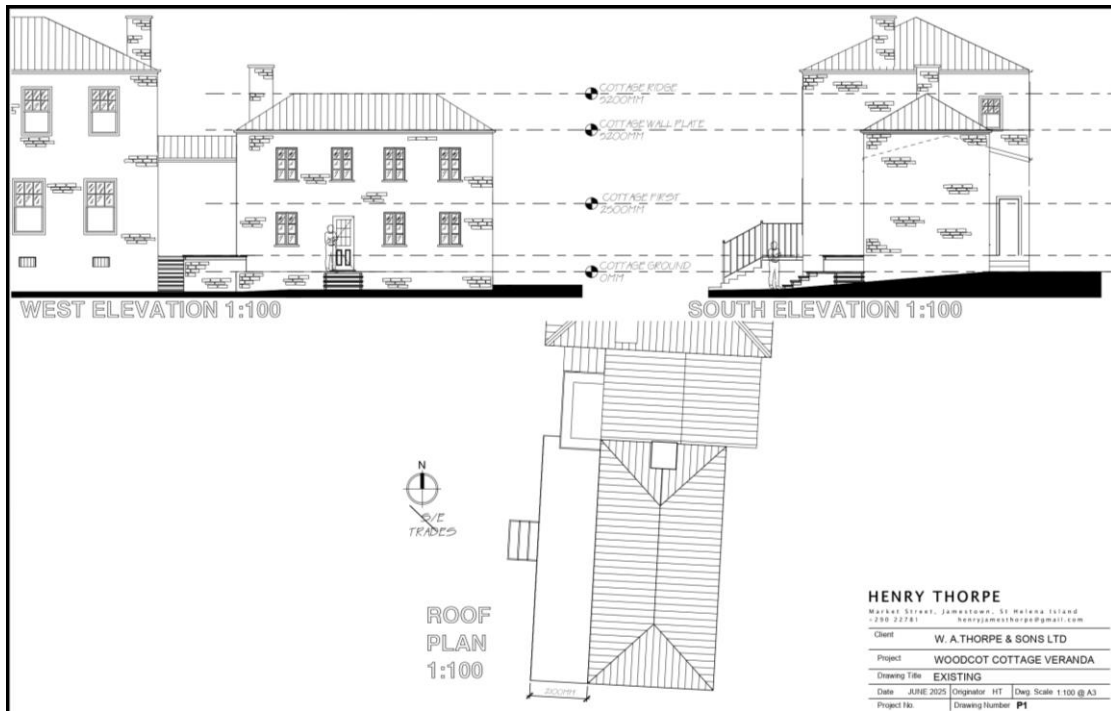


Diagram 4: Proposed Woodcot Cottage with Verandah

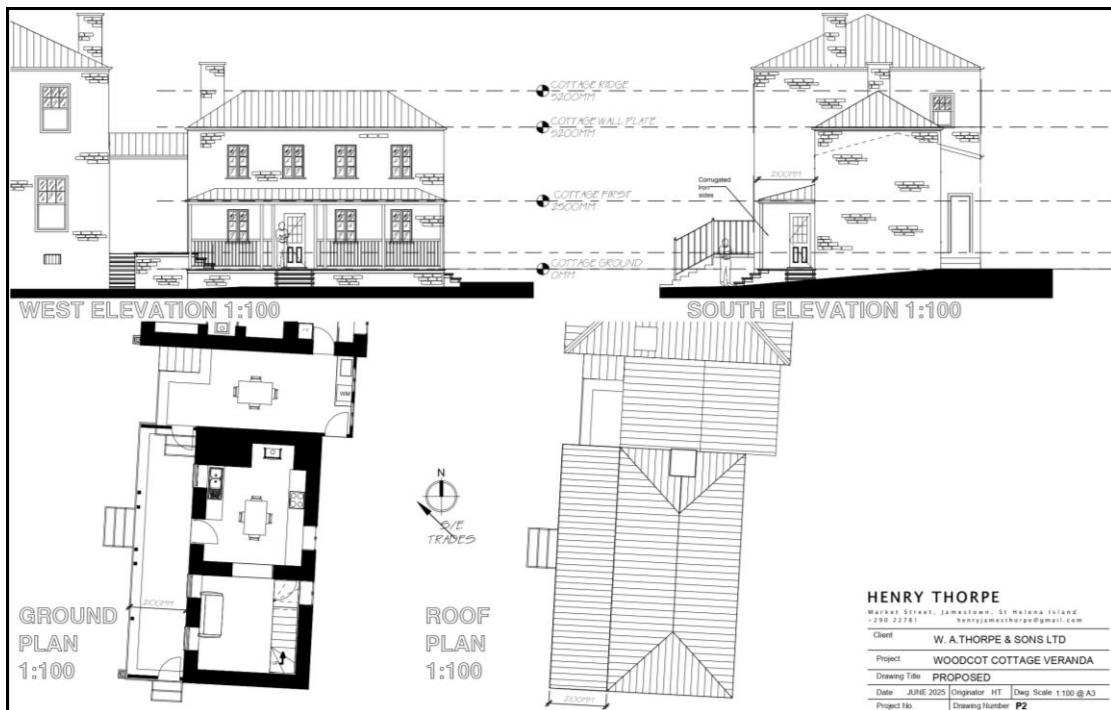
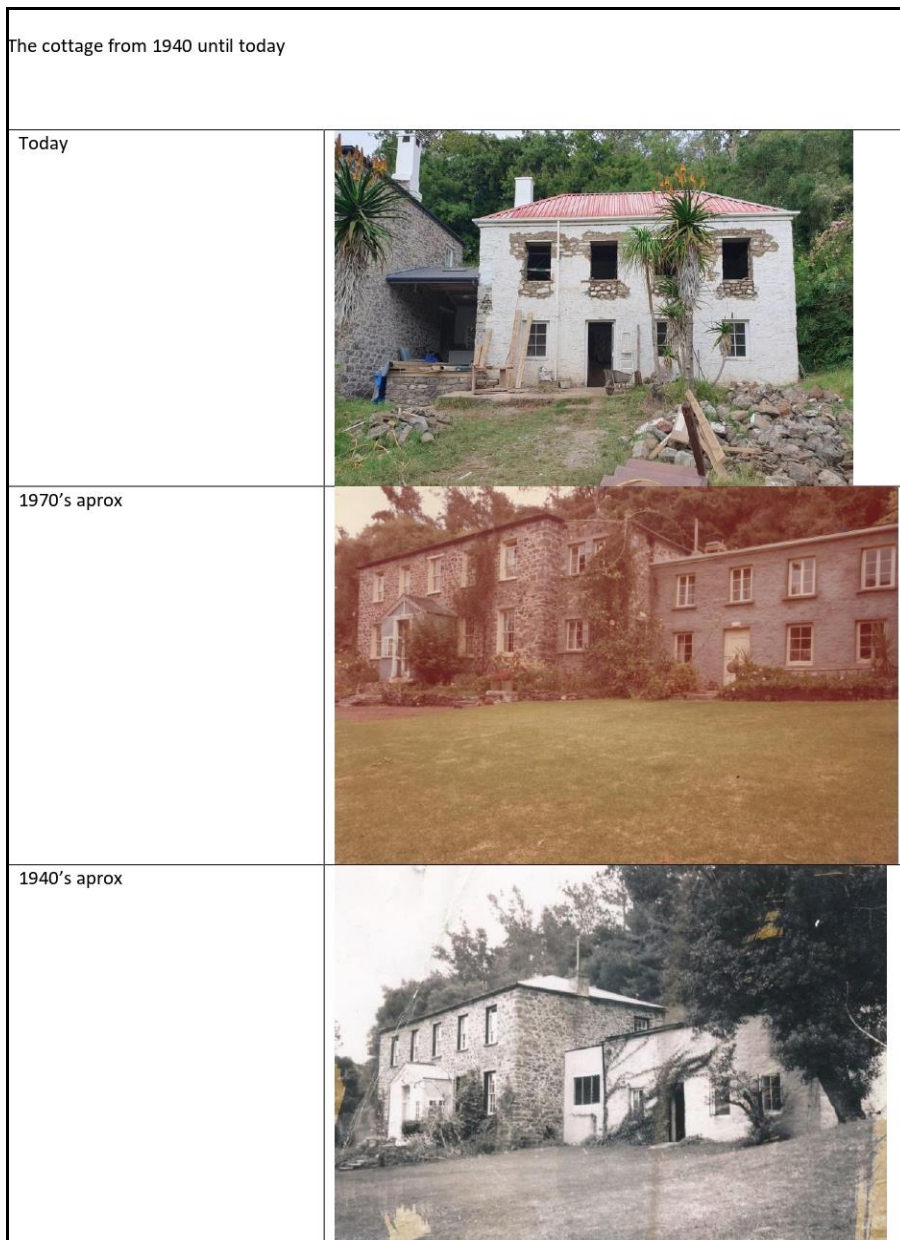


Diagram 5: Historic Photographic Visuals of Woodcot Cottage



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or 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:

- Green Heartland Zone Statement: 7.3
- Green Heartland Zone Policies: GH1, GH3 a) and b) and GH5
- Built Heritage Policies: BH1 a), BH2
- Housing Policies: H9 a) and b)

OFFICER'S ASSESSMENT

In evaluating this proposal to construct a verandah at Woodcot Cottage against the relevant policies as listed above, consideration is given to the provision of additional living space of 20m² approximately (albeit a covered outdoor area) for the tenants of Woodcot Cottage, which is currently around 40m² in total, therefore an extra 50 percent of the existing internal living space, which will greatly enhance living conditions.

The idea is that the verandah will serve as a transition space/ bridge between the outdoors and the inside, where the tenants can make use of the verandah/ covered outdoor area for various activities such as; dining, placing wet/ muddy clothing and boots in inclement weather conditions, etc.

As can be seen from Diagram 5 above that shows photographs of Woodcot and Woodcot Cottage from 1940 to present, the cottage has gone through various organic changes and evolved over time and therefore the proposed verandah, which is designed sensitively to compliment the period style of the existing buildings, can be considered a natural progression that is relevant and purposeful to living conditions of the occupants.

In considering the abovementioned policies, the proposed verandah is considered to have no adverse on the character and appearance of the existing Grade I Listed Building. The proposal complies with the relevant policies and therefore can be supported.