

Planning Officer's Report – LDCA SEPTEMBER 2025

APPLICATION	2025/17 – Construction of a Covered Way Extension to Home
PERMISSION SOUGHT	Full Permission
REGISTERED	10 April 2025
APPLICANT	Walter & Doris Williams
LOCALITY	Head O'Wain, Blue Hill
ZONE	Green Heartland
CONSERVATION AREA	None
CURRENT USE	Residential
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ The Independent Newspaper on 15 April 2025▪ A site notice displayed in accordance with Regulations.
EXPIRY	1 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 Response
5. Property Division	No Objection
6. Environmental Management	No Response
7. Environmental 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

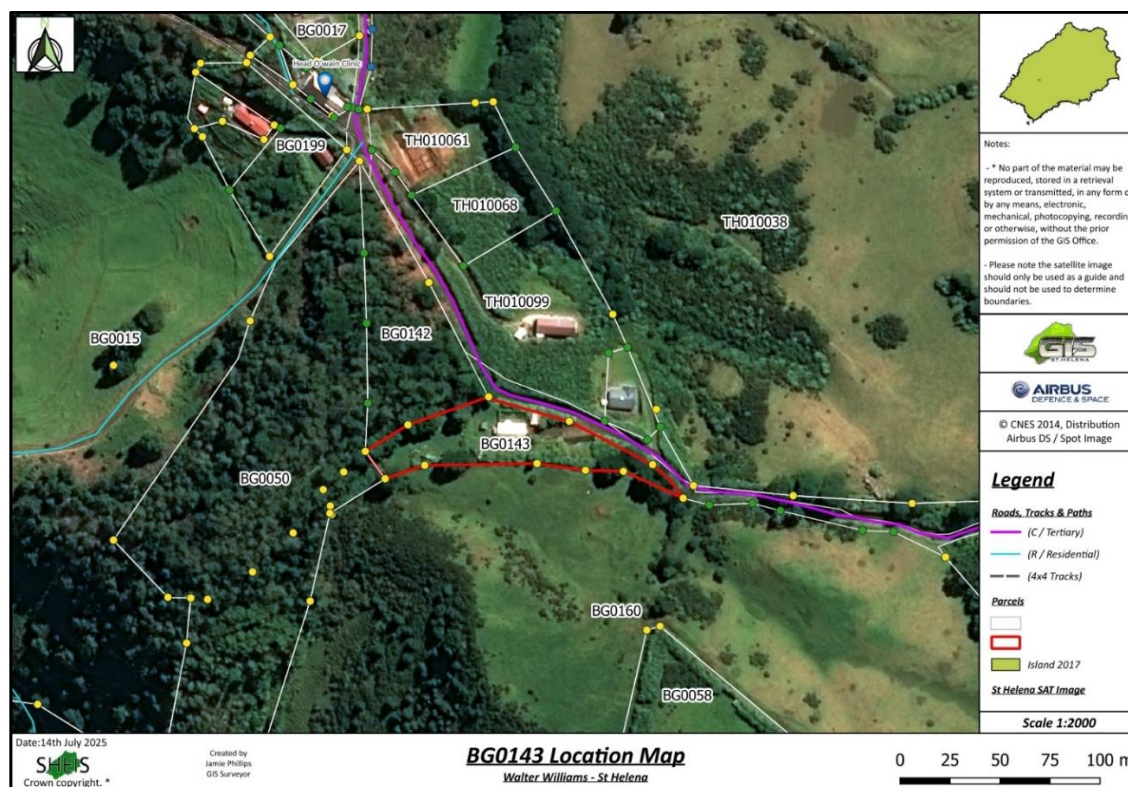
B. PLANNING OFFICER'S

APPRAISAL LOCALITY &

ZONING

The application site is at Head O'Wain, Blue Hill, where it is designated within the Green Heartland Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The proposal pertains to the Applicant's existing home, where the request is to construct a covered way on the southern elevation which is the back of the house. The dwelling sits on 0.8 acres of private land located within the Green Heartland, but with no conservation area restrictions.

The covered way will extend 10.5m long the back of the house, with the side elevation that is visible from the entrance/ driveway being in alignment with the existing, eastern elevation of the house. The proposed covered way will not extend the full length of the dwelling, but stops short of the side elevation to the west by 2.85m, however, this side will not be visible from the main road/ driveway. The depth of the covered way will be 2.4m, creating an additional floor area of approximately 25.2m². Although the proposed floor plan states that this is less than 30% of the existing house, it is actually greater than 30% of the original footprint of the dwelling, as the entire front section (bedroom, lounge and dining areas) were added to the original building footprint at a later date.

The roof style will be of a mono pitch, “lean to” design. It is proposed that three windows will be installed at the back of the covered way, central placement and equally distanced apart. There will also be an entrance with a door on the eastern elevation wall. Materials used will be concrete block work and IBR roof sheets.

Diagram 2: Proposed Site Layout

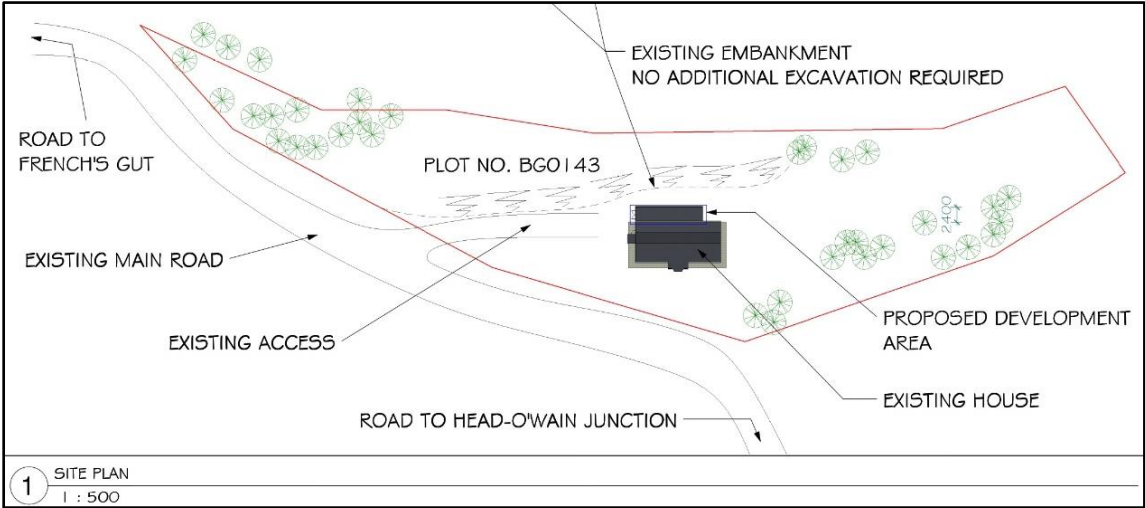


Diagram 3: Existing Layout

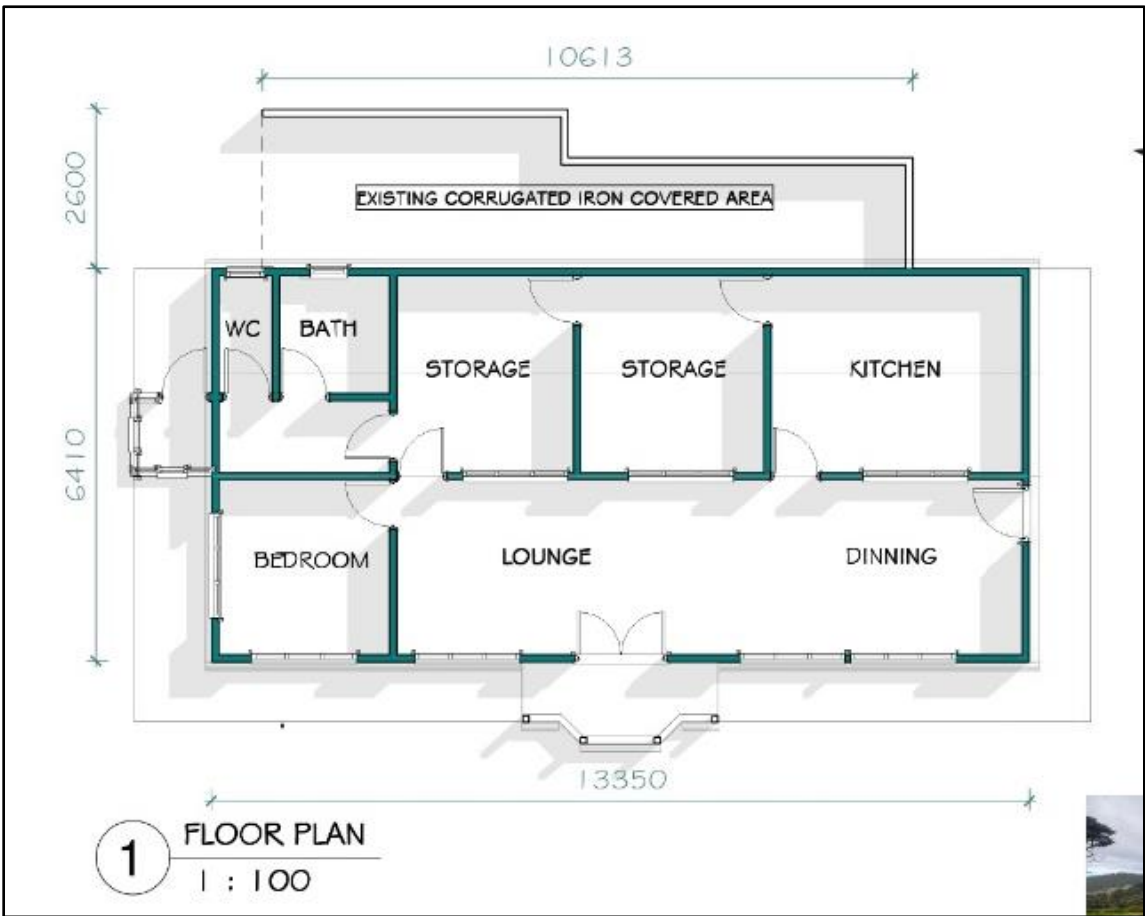
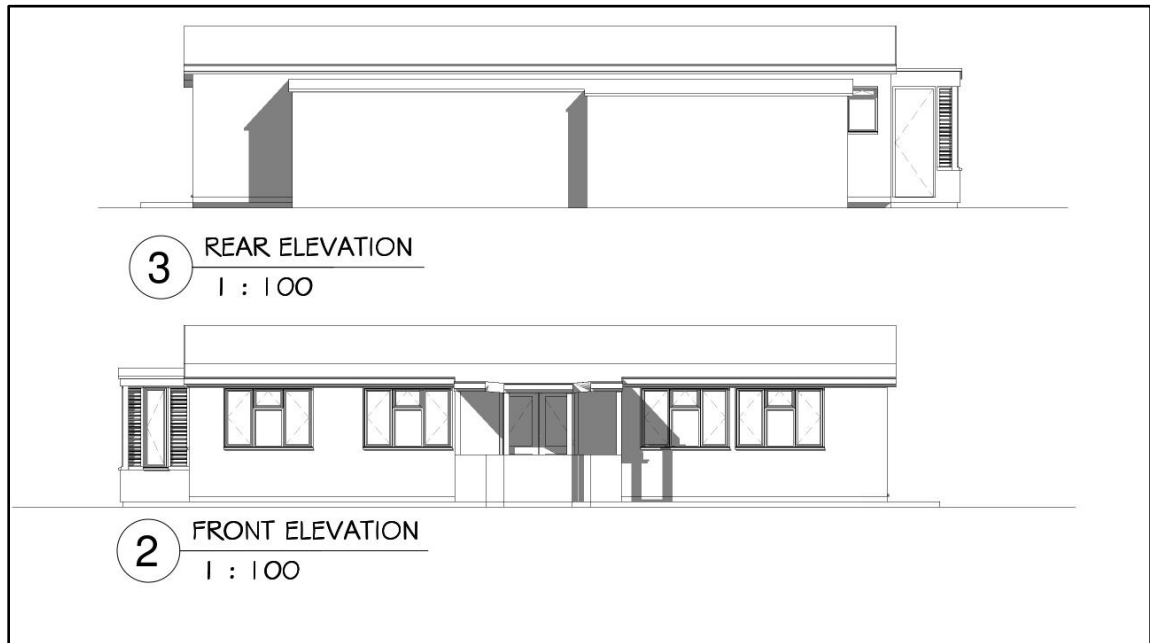


Diagram 4: Existing Elevations

Front & Rear



Sides

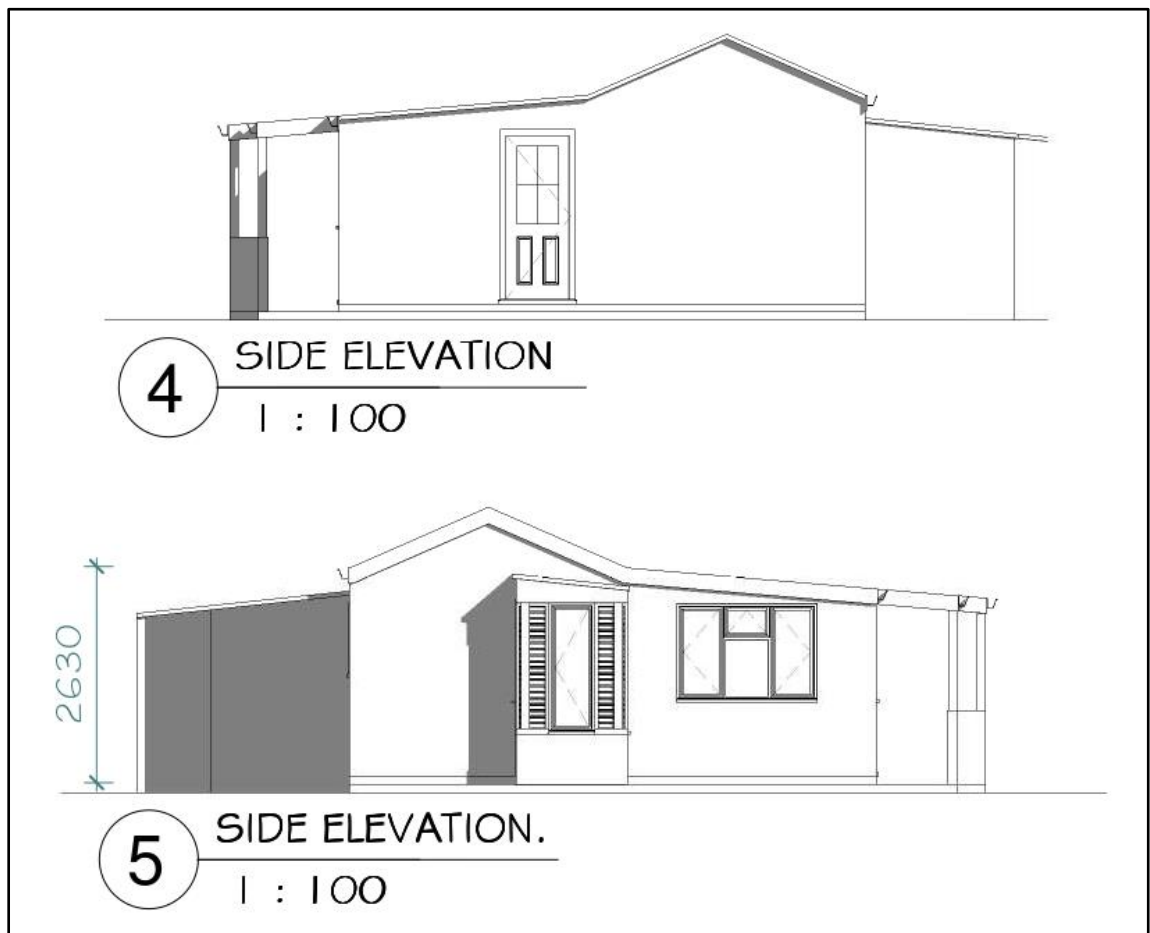


Diagram 5: Existing Visuals and Photographs



Diagram 6: Proposed Layout

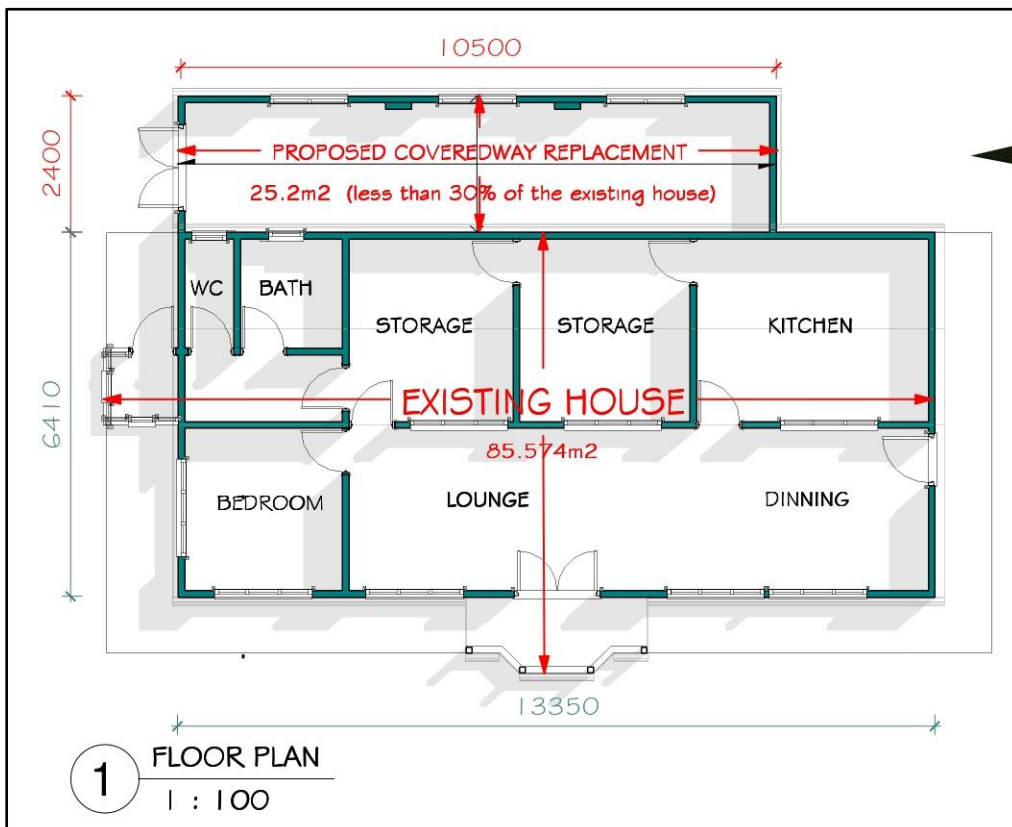
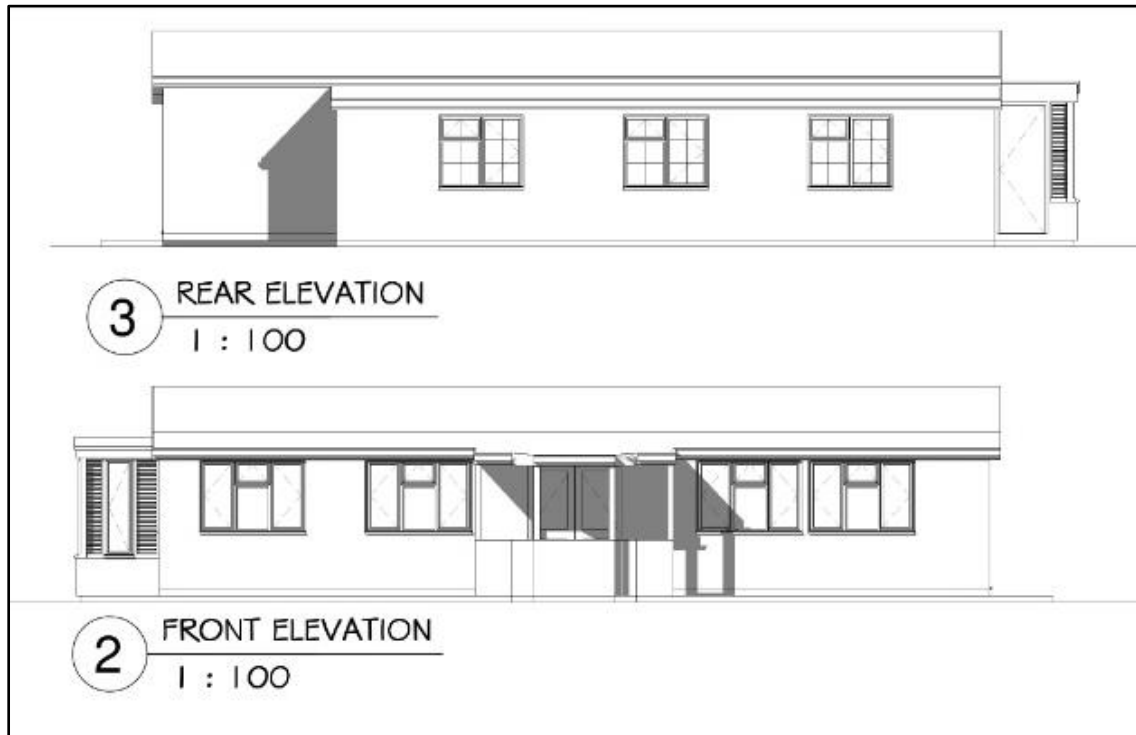
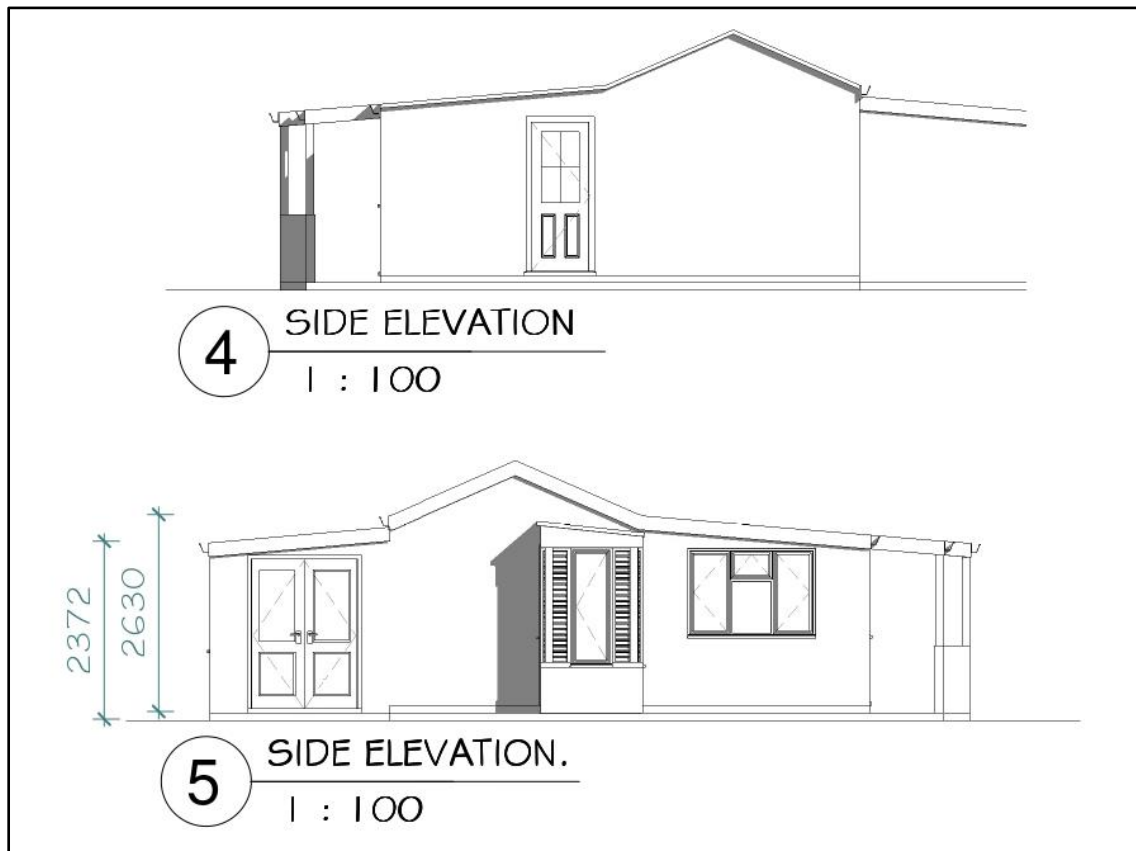


Diagram 7: Proposed Elevations

Front & Rear



Sides



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:

- Green Heartland Zone Statement: 7.3
- Green Heartland Zone Policies: GH1, GH3 a) and b) and GH5
- Housing Policies Housing Policies: H9 a) and b)
- Sewage, Storm and Drainage Policy SD1 b)

OFFICER'S ASSESSMENT

In assessing the proposal, the covered way will replace an existing, make-shift covered area at the back of the house, constructed of tin sheets and timber. The new covered way will be constructed of materials that are in keeping with that of the existing dwelling and therefore will offer coherence and a more secure space for the occupants to use as it will be completely enclosed with a lockable door.

The roof style and material will be in keeping with that of the existing roof design at the front of the house, albeit will not extend out as far. The new floor space created will serve as additional living and/ or storage area for the homeowners.

The site of the proposed development is located in a quiet, rural area where there are no neighbours or amenities within very close proximity. No excavation will be required for this development. There were no objections received against this development proposal.

To conclude, the proposal will be an improvement to the existing make-shift covered area and will not adversely affect the amenity of existing development. Therefore, it is considered that the proposal complies with the relevant policies and therefore can be supported.