

## Planning Officer's Report – LDCA JULY 2020

<b>APPLICATION</b>	<b>2020/34</b> – Proposed three bedroom, split level dwelling.
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	31 <sup>st</sup> March 2020
<b>APPLICANT</b>	Natasha Thomas
<b>PARCEL</b>	NG0471
<b>SIZE</b>	0.17 acres (698m <sup>2</sup> )
<b>LAND OWNER</b>	Crown Estates
<b>LOCALITY</b>	Clay Gut
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant – Crown Estates
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper on 2<sup>nd</sup> April 2020</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	16 <sup>th</sup> April 2020
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

a) Sewage & Water Division	No Objection
b) Energy Division	No Response
c) Fire & Rescue	No Response
d) Roads Section	No Objection
e) Property Division	No Objection (Comments)
f) Environmental Management	No Objection
g) Public Health	No Response
h) Agriculture & Natural resources	No Response
i) St Helena Police Services	Not Consulted
j) Aerodrome Safe Guarding	Not Consulted
k) Enterprise St Helena (ESH)	No Objection

*Report Author: P Scipio*

*Authorised by: I Mohammed (CPO)*

*Report Date: 08 July 2020*

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l) National Trust	No Response
m) Sure SA Ltd	No Objection
n) Heritage Society	No Response

## B. DEVELOPMENT DETAILS SUMMARY

The proposal set out in development application is for a split level three bedroom dwelling. This will include:

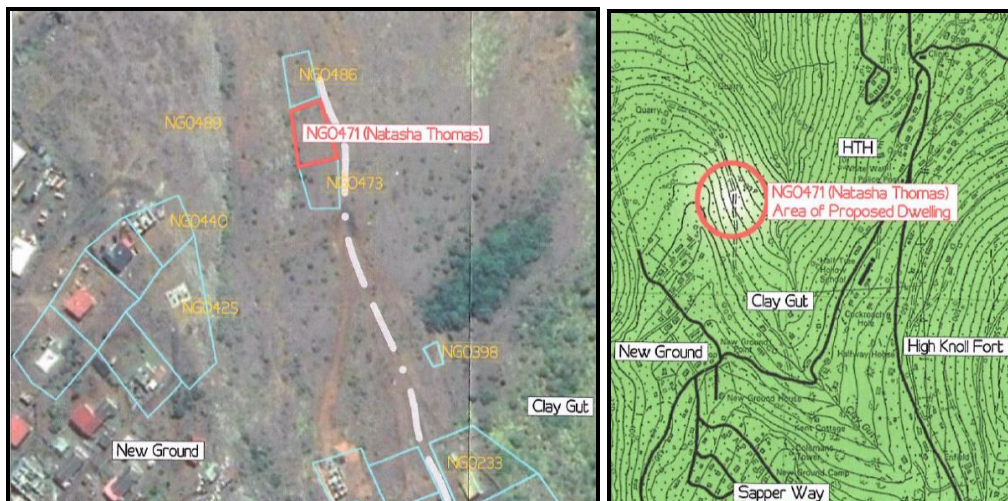
- A dual-cut site excavation into the 30° sloped hillside creating two level platforms, an access road and parking spaces, with excavated soil spill onto Crown Land.
- The erection of a split level traditional built three bedroom dwelling house, and
- A proposed septic tank and soakaway system on Crown Land designed to cater for two dwellings.

The proposed ground and first floor development will create a total area of 257m<sup>2</sup>.

## C. PLANNING OFFICER'S APPRAISAL

**Location:** The proposed development site is located in the New Ground registration Section within the Intermediate Zone where relevant IZ1 policies apply such as serviceability and impact on neighbouring amenity. There are no Conservation Area restrictions. The site is situated between two plots that are also currently in the planning application process and will become joint users of the access road and two joint users of the proposed drainage system.

### Diagram 1 & 2: Location Plan



**Site:** The site, parcel NG0471 is approximately 698m<sup>2</sup> and sits on the side of the hill sloping west to east. The existing site slope is approximately 30° and therefore, is conducive to a split level design development.

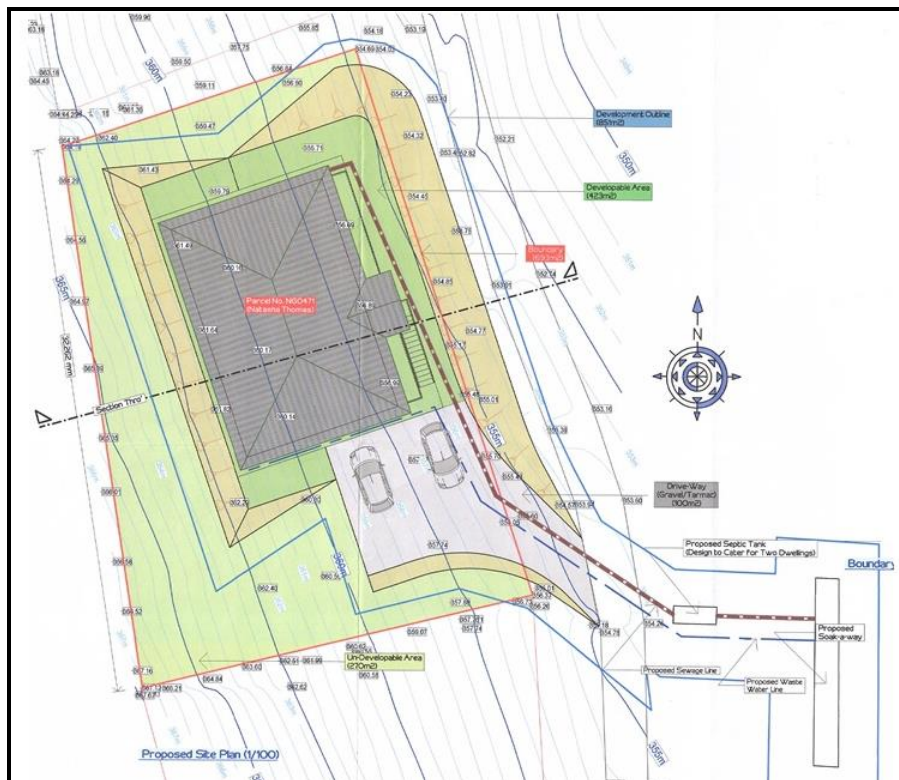
The proposed site excavation allows for a rear embankment height of less than 3m thus complying with LDCP 2012-2022 Intermediate Zone Policy IZ1 (f) “*the design and layout do not generally entail excavation nor making up of levels to a depth or height in excess of 3m.*”

However, the excavated soil spill is proposed to be placed on Crown Land adjacent to the development site. Under the consultation response from Crown Estates it was conditioned that permission for soil placement on Crown land will be granted subject to planning approval. Crown Estates in their consultation response also gave permission subject to planning approval for the erection of a septic tank and soakaway system and access road on Crown Land.

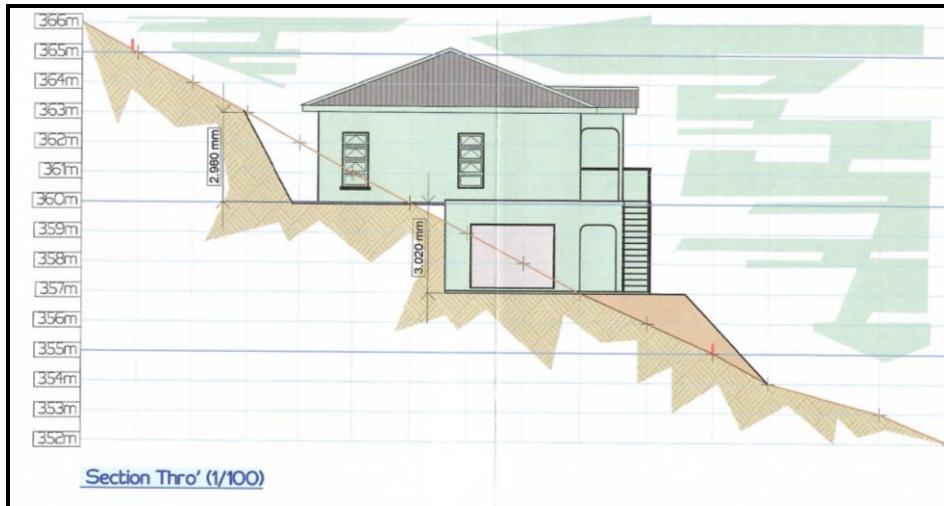
While the dimensions and design of the excavated site complies with the LDCP policies surrounding the building, there is a section of the building that is proposed to be erected through the makeup soil spill which will require additional structural designs when submitted for building regulation approval. The embankments on the lower level on both sides of the building, as a result of the proposed site excavation, may require retaining due to its vertical cut. This may also require the placement of gabions but will be determined under the building control process.

While the septic tank and soakaway is proposed for this development, a percolation test is required to determine design and dimensions of either a traditional soakaway or drainage field.

**Diagram 3: Site Plan**



**Diagram 4: Site Section**



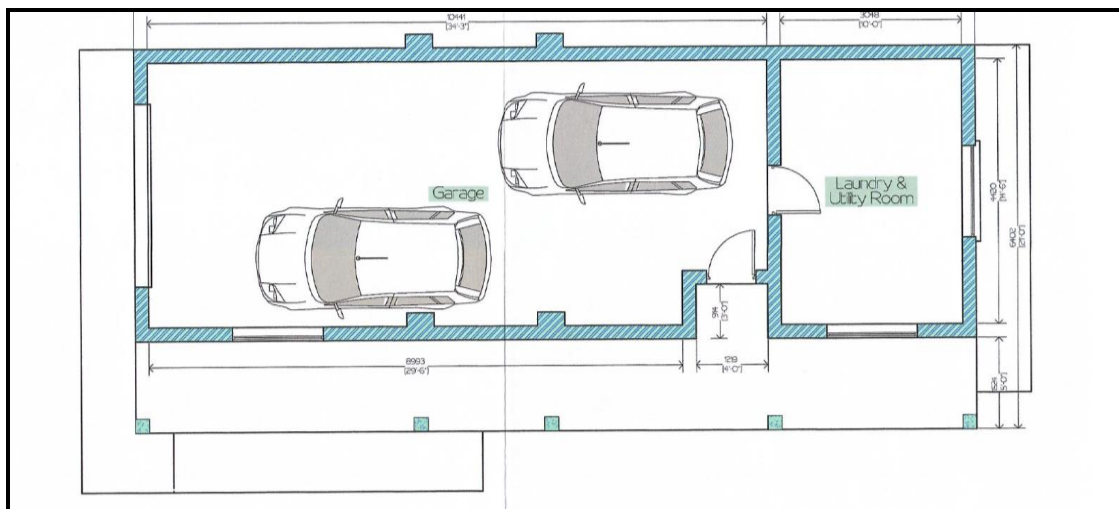
**Proposed:** The development application is for a three bedroom split level traditional build. The ground floor consist of a double garage, laundry and utility. The first floor includes three bedrooms, two bathrooms and an open plan living area, with an open balcony leading of an external stairway.

The main structure consist of traditional sand and cement rendered concrete blockwork (225, 150 & 115mm) on an approved reinforced concrete floor. The roof is inverted box ribbed metal sheeting. Windows and doors are all white Upvc.

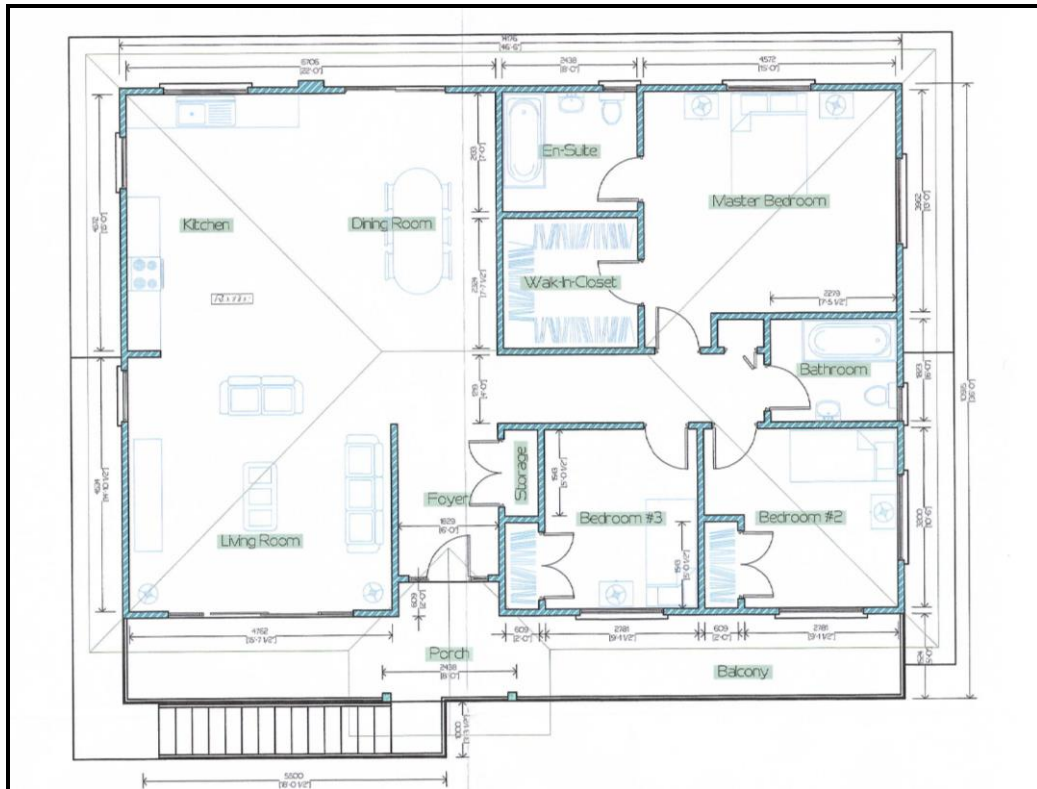
The split-level proposal is designed to best suit the sloped land allowing embankment heights to comply with LDCP policies, however, due to a section of the building being constructed outside of the excavated level platform a proposed engineered design foundation with supporting walls will need to be submitted with the building regulation application.

The proposed hip roof with a gable return over the front porch creates a feature that gives the external appearance a degree of character.

**Diagram 5: Plan (ground floor)**



**Diagram 6: Plan (first floor)**



**Diagram 7: Elevations**



**REPRESENTATIONS**

No representations were received from any statutory body or members of the public, including immediate neighbours.

**POLICY CONSIDERATION**

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:

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- Intermediate Zone: Policies IZ1 (a, b, f, g and h)
- Water; Policy W2
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7

### **OFFICER'S ASSESSMENT**

The split level house design makes good use of the natural hillside slope. While there are still embankments they are not as visible, and the split level design hides the embankment on the lower level. It also improves the view and provide the development with character that fits into the landscape.

There were concerns about the excavated spill being place on Crown Land directly above the access road to the adjacent plot and that the proposed septic tank and soakaway were also on Crown Land. Crown Estates in their consultation reply has given permission for both subject to planning approval. The excavated spill, however, will need to be compacted in stages and a form of retainer put in place, essentially 1m high gabions embedded into the existing hillside. This will need to be conditioned and monitored by building control.

Overall the design with a hip and return gable roof creates an appearance similar to those of neighbouring properties in terms of siting, scale, proportion, details and external materials thus complying with the housing policy H.9 and IZ1(a) and therefore can be supported.