

Planning Officer's Report - LDCA December 2019

APPLICATION	2019/86 – Proposed three bedroom bungalow
PERMISSION SOUGHT	Permission in Full
REGISTERED	26 September 2019
APPLICANT	Danielle M Stevens
PARCEL	HTH1348
SIZE	0.09 acres (390m ²)
LOCALITY	Near Harlyn, Half Tree Hollow
LAND OWNER	Danielle M Stevens
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Vacant Site
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 27 September 2019▪ A site notice displayed in accordance with Regulations.
EXPIRY	11 October 2019
REPRESENTATIONS	One Received
DECISION ROUTE	Delegated / LDCA / EXCO
PREVIOUS APPLICATIONS	None
SITE VISIT	13 th November 2019 (PS, SW)

A. CONSULTATION FEEDBACK

a) Water Division	No Objection
b) Sewage Division	No Objection (comments)
c) Energy Division	No Objection
d) St Helena Fire & Rescue	No Response
e) St Helena Roads Section	No Objection (comments)
f) Heritage	No Response

- g) Environmental Management No Response
- h) Public Health No Response
- i) Agriculture & Natural Resources No Response
- j) Property Division (Crown Est) No Response
- k) St Helena Police Service Not Consulted
- l) Aerodrome Safe Guarding Not Consulted
- m) Enterprise St Helena (ESH) No Objection
- n) National Trust No Response

B. DEVELOPMENT DETAILS SUMMARY

The proposed development is for a three bedroom bungalow with an attached garage, a proposed access road leading off the main highway, and a proposed drainage connection to the communal system via proposed inspection chambers, (applicant is aware that connection to the communal drainage system can only take place once a new sewerage system is put in place by Connect St Helena.) Excavation of the site is also proposed with an embankment height of 2100m maximum.

C. PLANNING OFFICER’S APPRAISAL

Location: The proposed development site is located on plot no. HTH1348 adjacent to and on the north side of the main highway north of the property known as Harlyn, it is within the **Intermediate Zone** where relevant IZ1 policies apply such as serviceability and impact on neighbouring amenity. There are no Conservation Area restrictions.

Diagram 1 & 2: Location Plan

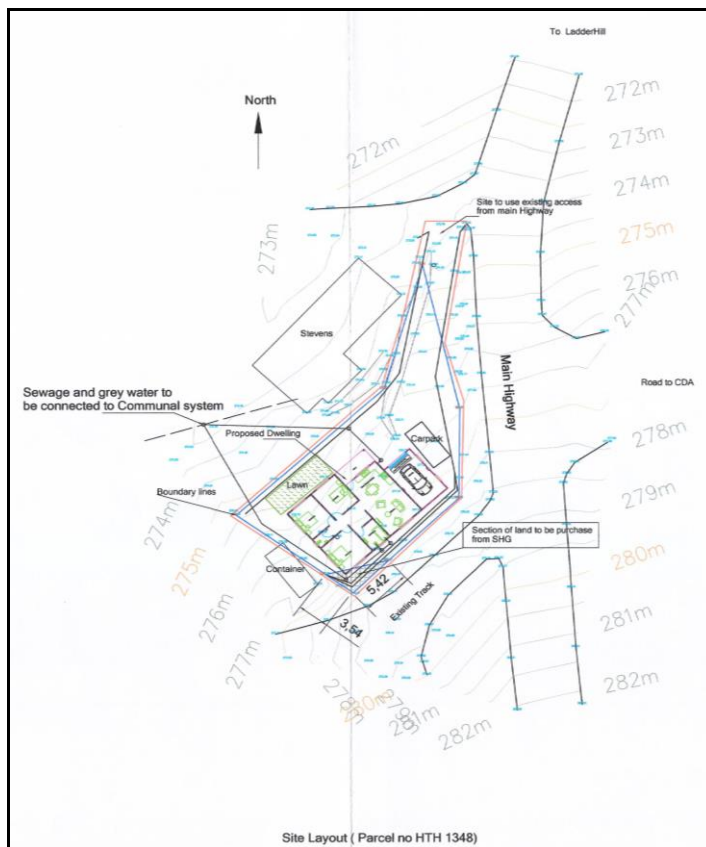


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Site: The site is owned by the applicant and is approximately 0.09 of an acre (390m²). The site is small compared to the adjacent plot to the north, however, large enough to accommodate the proposed three bedroom bungalow with an excavated bank to the rear and a two metre wide lawn to the front. The site is adjacent to the Main Half Tree Hollow Highway and thus will allow the proposed bungalow to be visible to vehicular traffic and pedestrians from both directions of the highway, therefore, it is imperative that the design of the proposal is aesthetically pleasing.

Diagram 3: Site Plan



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The proposed access spurs off from the existing access to the adjacent property and thus doesn't require highways approval. Sufficient space is available for on-site manoeuvrability and car parking. No material has been indicated, however a permeable surface should be considered to assist with rainwater-runoff.

It is proposed that the development will connect into the communal sewerage system via a proposed inspection chamber installed in line from the adjacent property. The applicant wishes to proceed with the construction of the building and has written an acceptance letter to sign a legal agreement restricting the occupation of the completed dwelling until an upgraded communal sewer system is put in place.

Diagram 6: Elevations

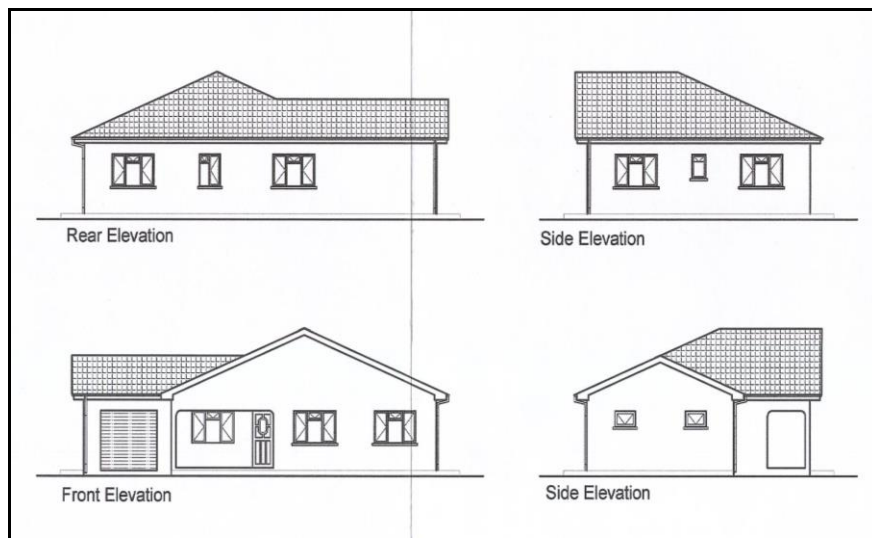
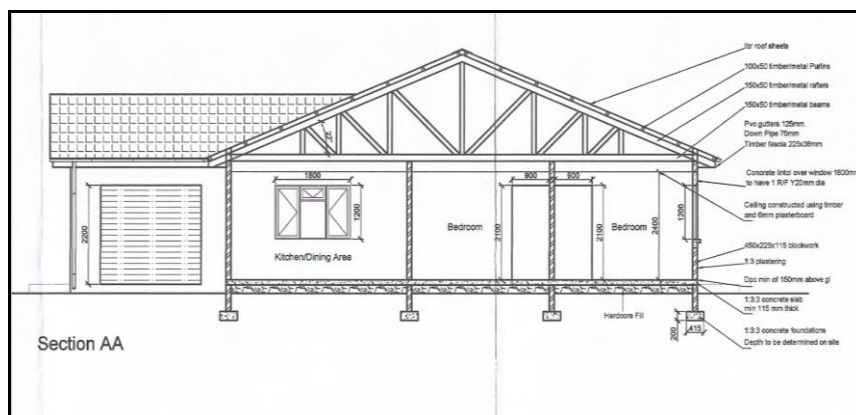


Diagram 7: Section Thro'



REPRESENTATIONS

A representation was received from a neighbour requesting additional conditions be included on the proposed development permission to overcome issues such as noise with the use of excavation machinery, dust barrier during construction, on-site burning of material and sewage connection to the communal system.

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OFFICERS COMMENTS

The issues regarding the dust barrier and the sewage connection to the communal system can be addressed through conditions which is normal practice for most developments that are approved. As regards to the issues of noise and burning of material on site, it is something that may be a neighbourly issue as it is inevitable that during the early construction process there will be an element of noise that causes some disturbance and an issue of smell, however as long as it is during normal working hours it may be an issue that the Planning Service could control. Similarly the uses of heavy machinery is dependent upon the excavation required and again would be a neighbourly issue.

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, f, g and h)
- Water; Policy W2
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7
- Road and Transport Policies: RT1 (c and d), RT3 and RT7

OFFICER'S ACCESSIONMENT

Overall the design is simple and yet presents character due to its L-shape footprint and different roof heights. The single storey, bungalow design fits in with the neighbouring properties and allows for best use of the site for development. The appearance of the building will be similar to those in the area 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.

As the Applicant is willing to sign an undertaking on the non-occupancy of the property after completion until the communal sewage system has been upgraded and Connect St Helena has grant permission for the dwelling sewage to be connected to the upgraded communal system, this accords with the agreed practice to enable landowners to building their property.