

Planning Officer's Report – LDCA DECEMBER 2019

APPLICATION	2019/87 – Construction of a 3 Bedroom Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	26 th September 2019
APPLICANT	Scott Stander
PARCEL	AF0442
SIZE	1.12 acres (4624m ²)
LAND OWNER	Scott & Charmaine Stander
LOCALITY	Nr Bunkers Hill, Alarm Forest
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 27th September 2019▪ A site notice displayed in accordance with Regulations.
EXPIRY	11 th October 2019
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Water Division	No Objection
2. Sewage Division	No Objection
3. Energy Division	No Objection
4. Fire & Rescue	No Response
5. Roads Section	No Objection
6. Property Division	No Response
7. Environmental Management	No Response
8. Public Health	No Response
9. Agriculture & Natural Resources	No Response

10. St Helena Police Services	Not Consulted
11. Aerodrome Safe Guarding	Not Consulted
12. Enterprise St Helena (ESH)	No Objection
13. National Trust	No Response

B. DEVELOPMENT DETAILS SUMMARY (approximate / rounded figures)

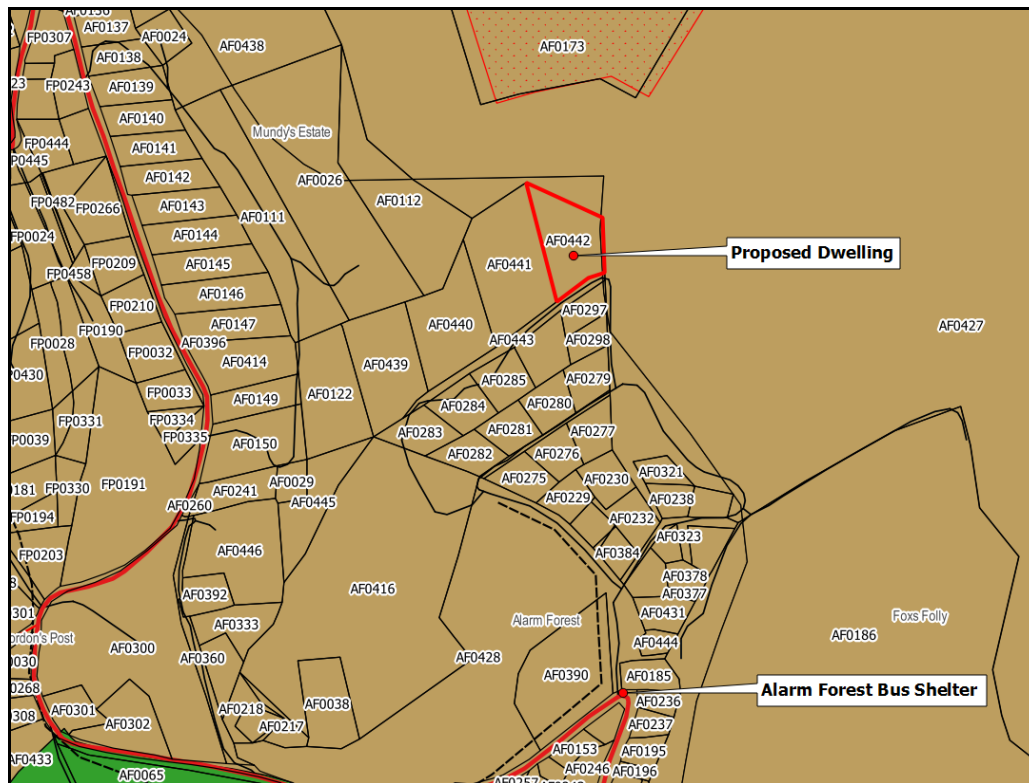
Parcel AF0442	:	4642m ²
Proposed Dwelling Footprint	:	133m ²
Proposed Carport Footprint	:	50m ²
Plot Coverage	:	4%
Apex Height	:	4.9m
Cut-Face Slope Height Vertical	:	3.1m

C. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The development site is situated within the lower residential area of Alarm Forest near Bunkers Hill, adjoining plot reference AF0441, that is built and occupied. The development falls within the Intermediate Zone and has no conservation area restriction.

Diagram 1: Locality & Zoning



The development plot is north of the access road and is last and is the most eastern plot along this access road.

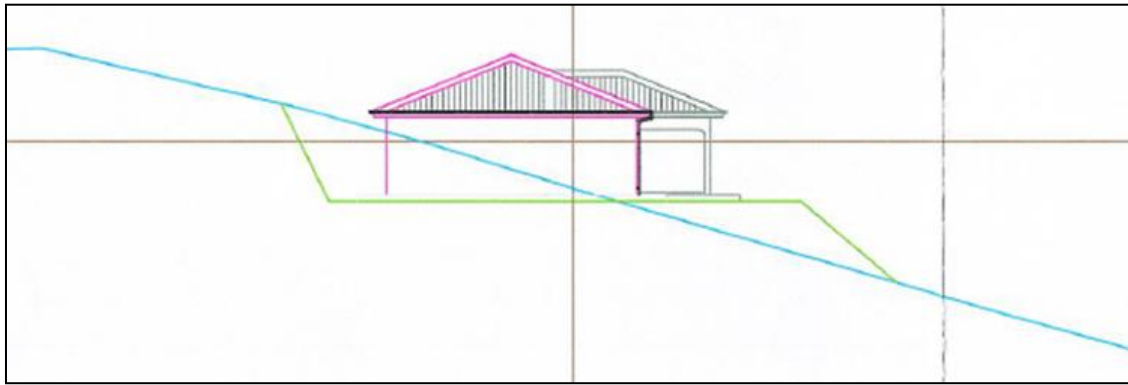
THE PROPOSAL

The application seeks full development permission to construct a three bedroom dwelling.

The dwelling will measure approximately 133m² in footprint, where it has been positioned on the western side of the site. Cut and fill operations are proposed with a site platform of 26m x 16m, which will have an embankment measuring just over 3m. The floor layout will comprise an open planned kitchen, lounge and dining area. The patio will be accessed from the slide door in the lounge. Orientation of the living and outside area has been proposed on the western elevation, to limit exposure of the prevailing wind from the east. Located at the rear of the dwelling will be the second bedroom and shared bathroom. In the front will be the third and master bedroom. The master bedroom will have a walk in wardrobe and en-suite beyond that.

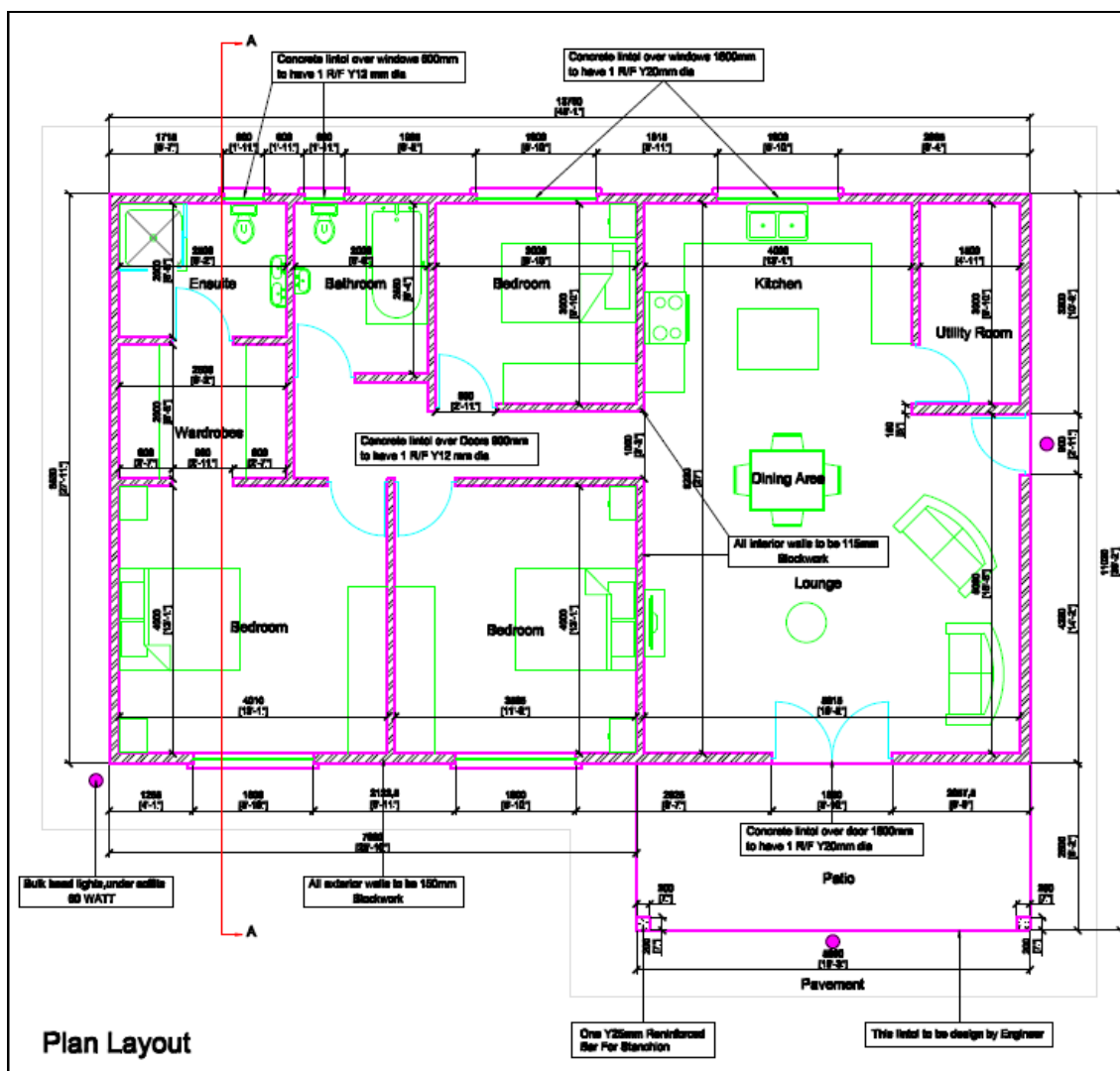
Diagram 2: Site Plan & Cross Section





The appearance of the dwelling will be similar to those in the surrounding area, being of single storey design. A hip roof is proposed consisting of IBR sheeting, although no colour has been indicated this can be conditioned accordingly. External walls will be of rendered concrete blockwork.

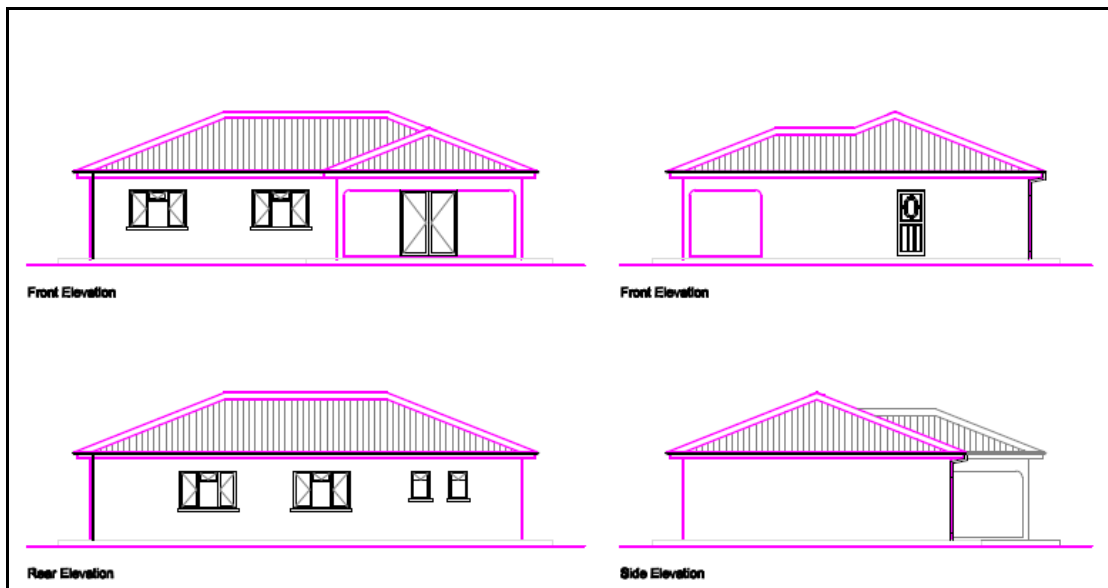
Diagram 3: Floor Layout



Vehicular access to the property is from the existing main road south of the site, at a higher elevation. The access track will traverse onto the site from the south eastern corner of the plot. Sufficient space is available for on-site manoeuvrability and car parking. No material has been indicated, however a permeable should be considered to assist with rainwater-runoff.

There is water and electricity connection within the area. Sewage has been proposed via a septic tank soakaway. Due to the size of the land, the soakaway will not pose any risk to contaminating any neighbouring property and will be within the applicant's boundary. Percolation test results has been submitted and is to a satisfactory standard.

Diagram 4: Elevations



The initial proposal also included a detached carport to the west of the main house. The carport included a container that would be incorporated into a built unit with hipped roof. The container is included on the eastern side of the detached carport block, closer to the house. The appearance of the detached carport with a container within the design is considered to have a negative impact on the development from an aesthetical point of view and therefore would have been most difficult support for approval, due to visual impact for a new residential development. The applicant was informed of the officers concern and requested to review the design options for this part of the scheme. In order to ensure that development of the house can proceed, the development proposal has been amended to exclude the proposal for the carport. Due to time and cost issues for drawing plans, the applicant has notated and signed the submitted plan.

With the omission of the detached carport, the development can be supported and it is considered to have a positive outcome. In due course, the applicant can review options for the carports and any other associated development and the applicant can be advised on design options and these can be assessed as and when these are submitted.

POLICY CONSIDERATION

The proposed development is assessed against the LDCP Policies set out below:

- Intermediate Zone: Policies IZ1 (a, b, f, g and h)
- Housing Policy H9
- 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 ASSESSMENT

The proposed development, as now amended, is in compliance with the policies set out above and will not have any detrimental effect on the neighbouring amenity. From a visual impact, the house will shield nearly most the cut. The appearance of the building will be similar to those in the area and complies in terms of siting, scale, proportion, details and external materials complies with the housing policy H.9 and IZ1(a) and therefore can be supported.