

Planning Officer's Report – LDCA JULY 2020

APPLICATION	2020/32 – Proposed two bedroom, split level dwelling.
PERMISSION SOUGHT	Permission in Full
REGISTERED	31 st March 2020
APPLICANT	Tracie Clarke-Williams
PARCEL	NG0486
SIZE	0.11 acres (467m ²)
LAND OWNER	Crown Estates
LOCALITY	Clay Gut
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant – Crown Estates
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 2nd April 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	16 th April 2020
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

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
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

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Authorised by: I Mohammed (CPO)

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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 proposed development is for a split level two bedroom dwelling and this will include:

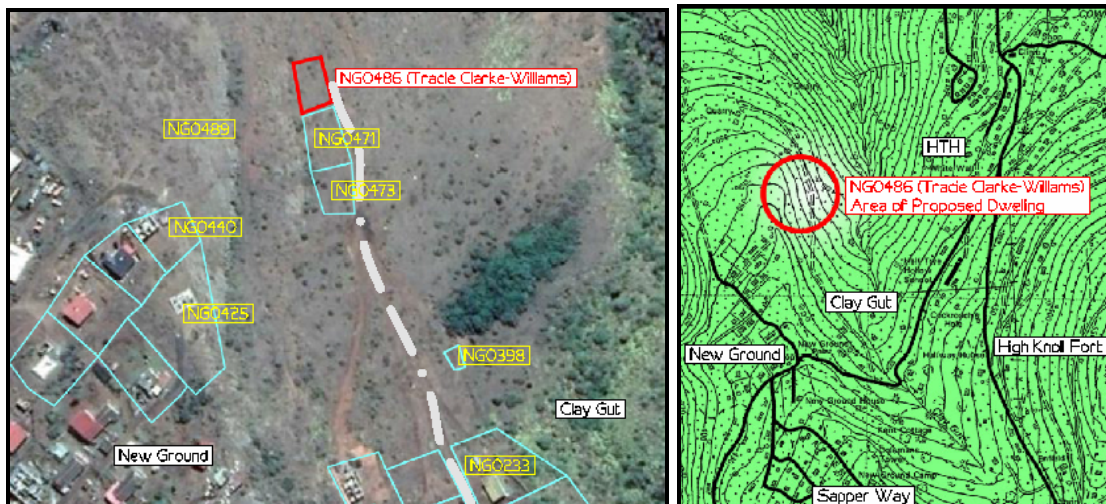
- A dual-cut site excavation into the 30° sloped hillside creating two level platforms, an access road and parking spaces, with excavated soil spill onto Crown Land.
- The erection of a split level traditional built two bedroom dwelling house, and
- A proposed septic tank and soakaway system on Crown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

The proposed ground and first floor will create a total area of 121m².

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 to the north of two other 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 NG0486 is approximately 467m² 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.

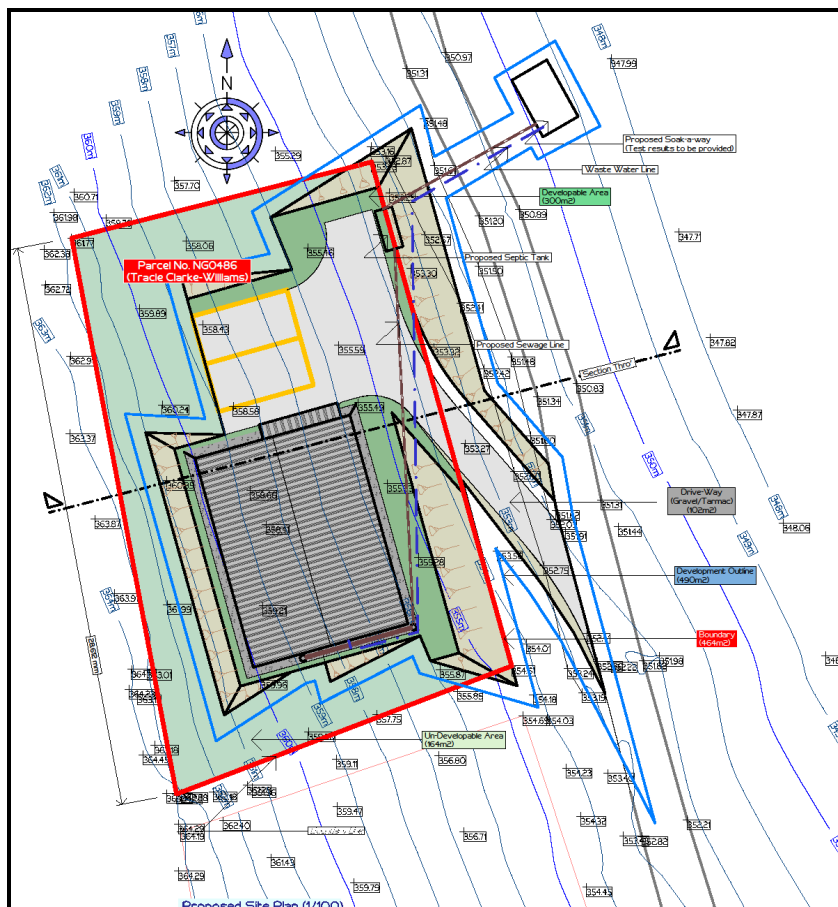
The proposed site excavation allows for a rear embankment height of less than 3000mm thus complying with LDCP 2012-2022 Intermediate Zone Policy IZ1 (f) “the design and layout do not generally entail excavation nor making up of levels to a depth or height in excess of 3m.”

Approximately 60% of the excavated soil spill is proposed to be placed on Crown Land east of 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 partially on Crown land and soakaway system and access road fully on Crown Land.

Embankment on the lower level at the rear of the car parking spaces 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.

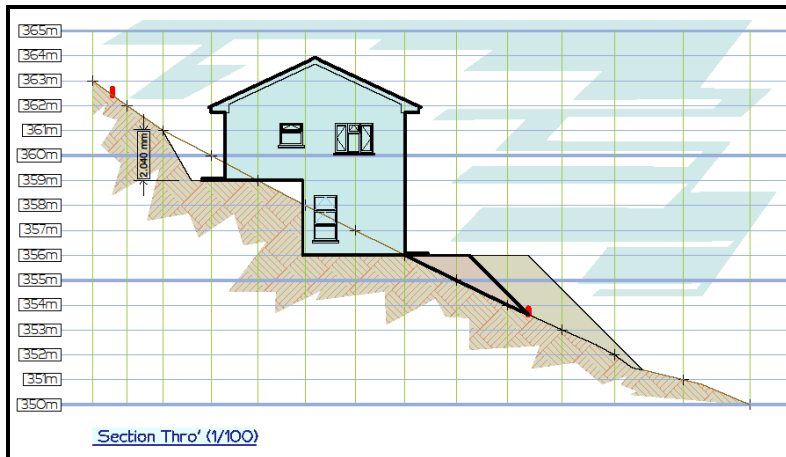
While a septic tank and soakaway is proposed for this development, a percolation test is required to determine design and dimensions of either a traditional soakaway or drainage field, this requirement will be conditioned to meet the approval of the Chief Planning officer.

Diagram 3: Site Plan



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Diagram 4: Site Section



Proposed: The development application is for a two bedroom split level traditional build. The ground floor consist of a kitchen, dining and lounge open plan layout. The internal stairway is situated at the rear of the building and will require additional excavation into the back embankment. A small patio situated on the north side of the building leading of the lounge includes its own roof at the ground floor level thus adding a degree of character to that side of the building. The first floor includes two bedrooms, a bathroom and a utility room.

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

The footprint of both floors are relatively small and the split-level proposal is designed to best suit the sloped land allowing embankment heights to comply with LDCP policies, and for the entire house to be constructed within the solid excavated base.

Diagram 5: Plan (ground floor)

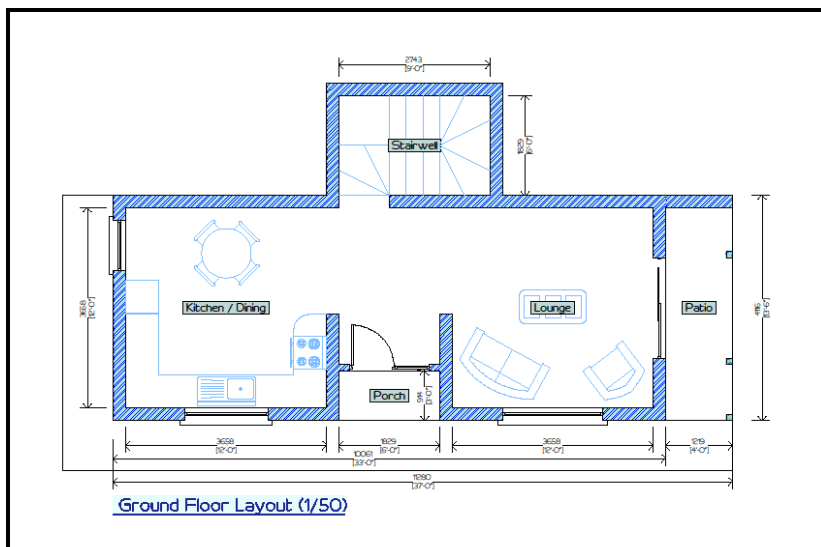


Diagram 6: Plan (first floor)

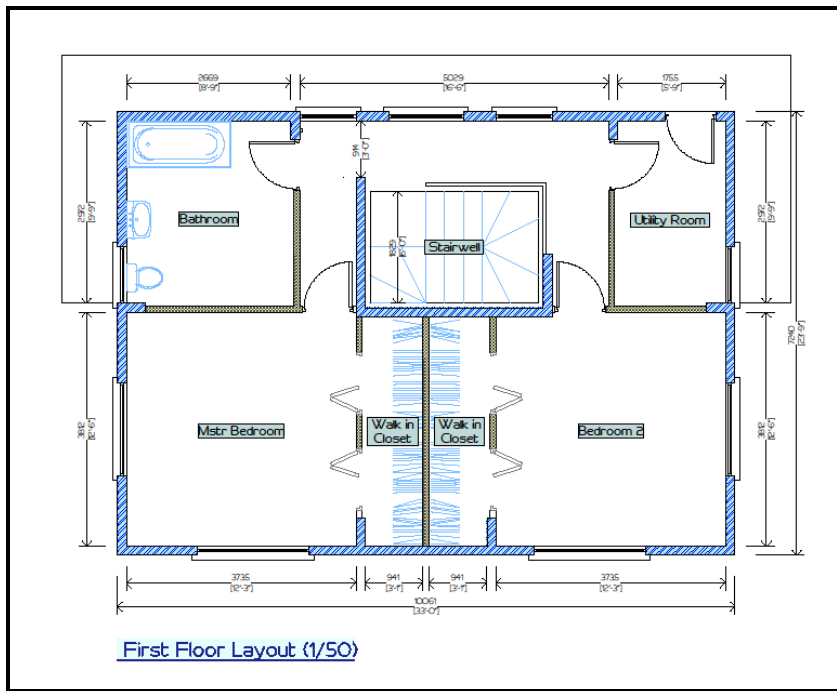
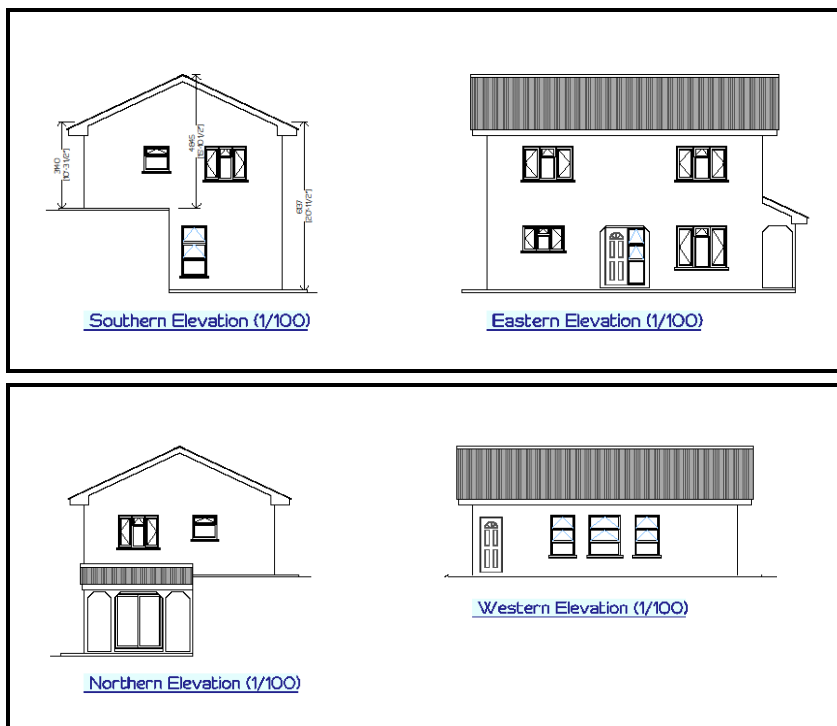


Diagram 7: Elevations



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 ACCESSMENT

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.

While there are no properties directly below this proposed development that can be affected by slippage of the excavated soil spill, the spill will still 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 split level design is basic but 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.