

Planning Officer's Report – LDCA AUGUST 2020

APPLICATION	2020/50 – Construction of a 3 Bedroom Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	1 st July 2020
APPLICANT	John Vago
PARCEL	LWS0264
SIZE	0.52 acres (2184m ²)
LOCALITY	Longwood Road
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 3rd July 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	17 th July 2020
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

a) Sewage & Water Division	No Objection
b) Energy Division	No Objection – Application for electricity required
c) Fire & Rescue	No Response
d) Roads Section	No Objection – Existing track/road is very dangerous with the oncoming traffic and we recommend the proposed access. Storm water should not be discharged onto the main highway and should be managed correctly. Access should be maintain to a reasonable standard by the property owners.

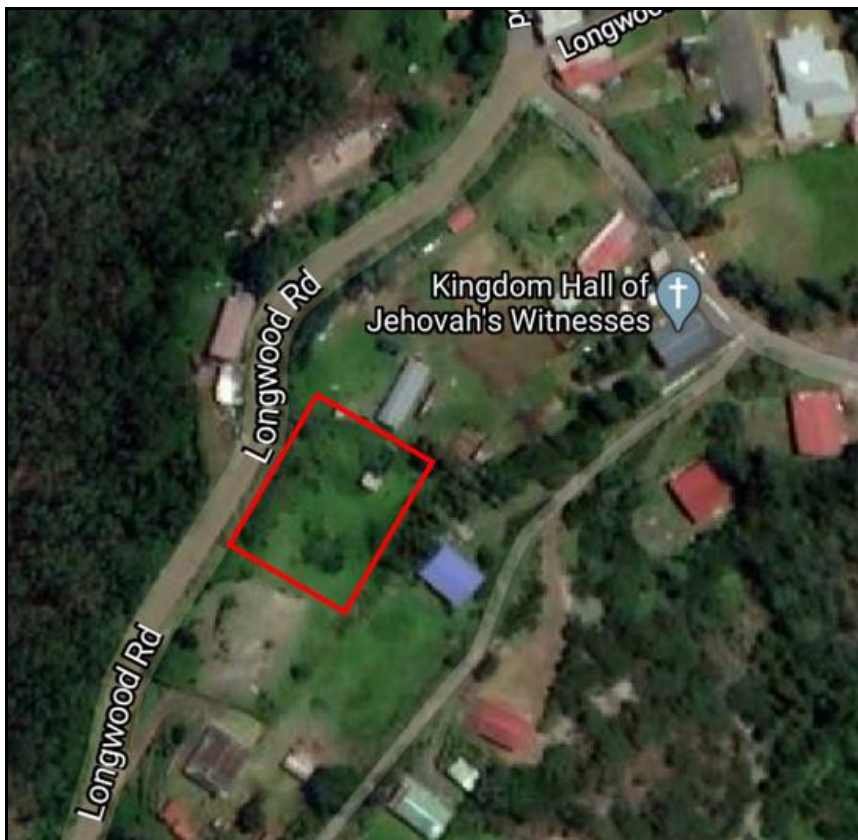
e) Property Division	No Response
f) Environmental Management	No Objection
g) Public Health	No Objection – Noted the percolation test results
h) Agriculture & Natural resources	No Response
i) St Helena Police Services	Not Consulted
j) Aerodrome Safe Guarding	No Objection
k) Enterprise St Helena (ESH)	No Objection
l) National Trust	No Objection
m) Sure SA Ltd	No Objection
n) Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The proposed development site is located in the Longwood South 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 approximately 135m south west of Longwood Gate and 90m west of Kingdom Hall.

Diagram 1: Location of Development Site



THE PROPOSAL

It was noted that site excavation had commenced early May of 2020, where the applicant via his agent was asked to stop works by the Planning Officer, until an application had been submitted and considered by the Land Development Control Authority.

The applicant had excavated access into the site just before the corner leading to Longwood Gate junction. No approval was given by the Highways Authority for this nor would it be considered acceptable as permanent access, due to its proximity to the bend, the applicant has, as part of the application is now providing access further along the road from the bend. This is considered acceptable. The applicant will be required to make good this area as part of landscaping scheme to the development.

Site excavation was also undertaken on the site, however had only resulted in clearing of vegetation and regrading of the land, due to the topography being reasonably flat. There is existing electrical infrastructure situated on the property, where the applicant has proposed to install two new poles and re-route the lines to ensure the required distances away from electrical infrastructure.

Diagram 2: Site as Excavated

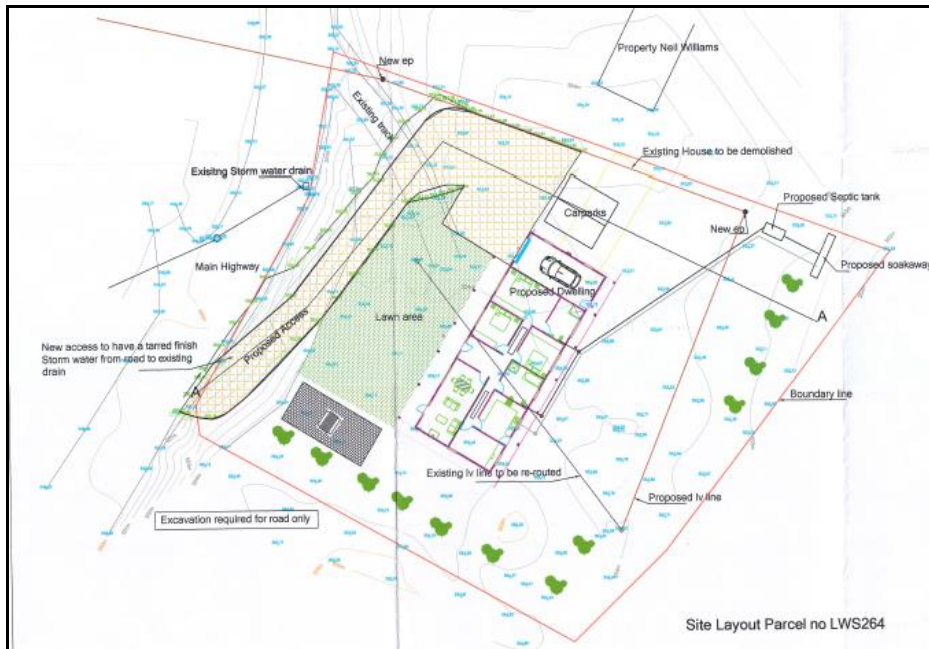


The plot itself is relatively modest in size measuring around half an acre. The applicant has proposed to construct a new dwelling, where it will be positioned centrally on the plot. Currently there is an existing house, which will be demolished. This is considered permitted as it does not retain any land, structure or designated listed under the Crallen Report.

The floor layout will comprise a kitchen, lounge and dining area, study room, shared bathroom, two bedrooms and master bedroom with en-suite. Attached is also a single garage, as well as a verandah on the front and rear elevation of the building. Access onto the site has been proposed from the western corner of the boundary, where the access will have a slight gradient onto the site platform. The access and

parking area will be tarred. Stormwater run-off from the road will be connected to existing storm water drain.

Diagram 4: Site Plan



Sewage has been proposed into a septic tank soakaway system. A Percolation test has been carried out and has determined an average value of 14. The trench has been indicated 7m in length and a width of 2m.

Although this is close to the boundary, it will not be within 5m of any road nor 7m within any other house. Water and electricity infrastructure exists within the area and can be connected to. External finish will be rendered concrete blockwork and roof coverings IBR sheeting of a hip design.

Diagram 5: Proposed Floor Layout

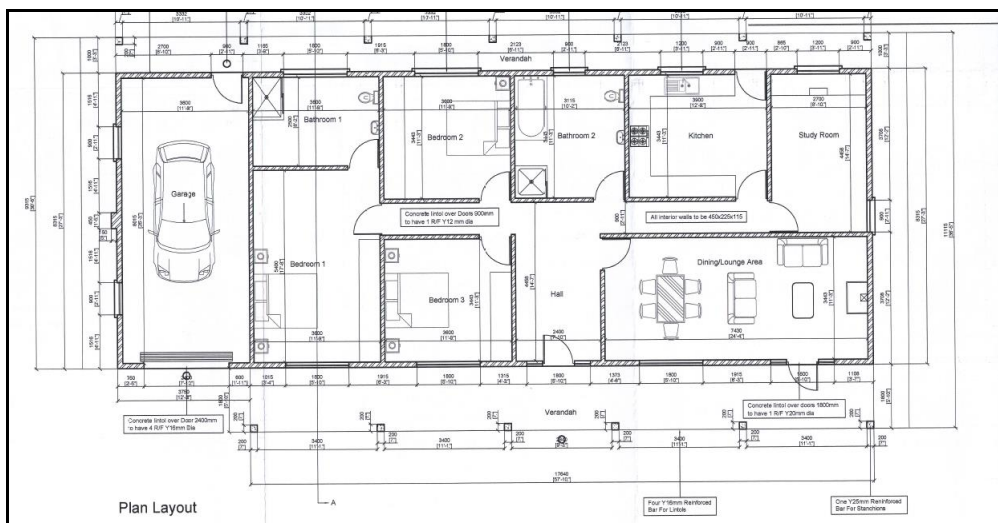
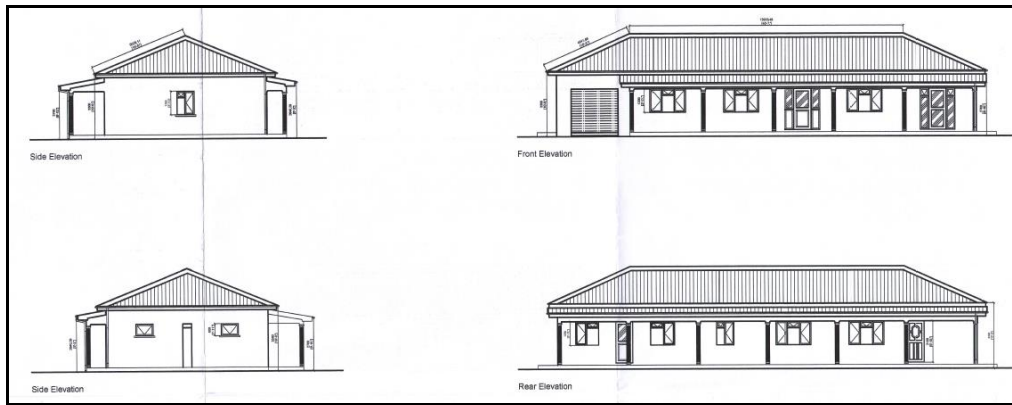


Diagram 6: Proposed Elevations



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:

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

OFFICER'S ASSESSMENT

The proposal takes into consideration design characteristics of existing development in the area. It will be positioned as such to orientate North West and will be sited as such to ensure sufficient space on-site for manoeuvrability, parking and future development. Overall the development 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.