

Planning Officer's Report – LDCA JANUARY 2021

APPLICATION	2020/84 – Installation of Two Prefabricated Sheds
PERMISSION SOUGHT	Permission in Full
REGISTERED	13 th October 2020
APPLICANT	Gavin Peters
PARCEL	HTH1354
SIZE	0.11 acres (484m ²)
LOCALITY	Near Rock Club, Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant Land
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 15th October 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	29 th October 2020
REPRESENTATIONS	Yes
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection - Comments
5. Property Division	No Response
6. Environmental Management	No Response - Comment
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted
11. Enterprise St Helena (ESH)	No Objection

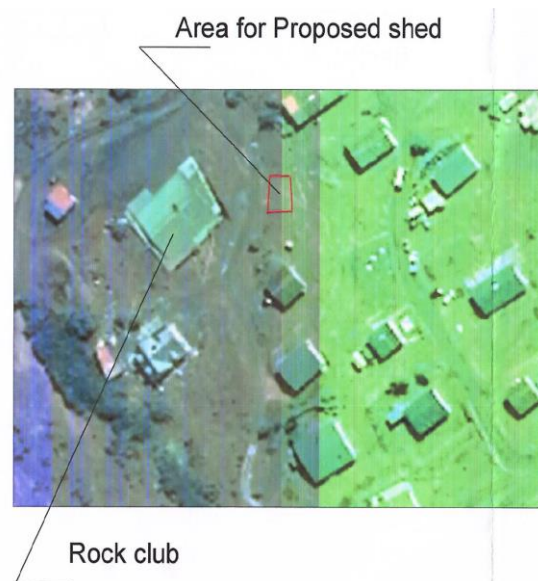
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| 12. National Trust | No Response |
| 13. Sure SA Ltd | No Objection |
| 14. Heritage Society | No Response |

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is located almost opposite across the access road that runs to the east to the Rock Club in Lower Half Tree Hollow. It is a vacant piece of land amongst number of residential properties. The plot is designated within the Intermediate Zone and not in any proposed conservation area.

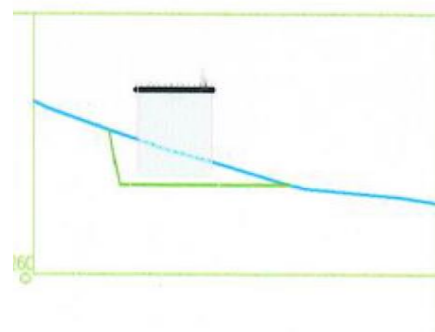
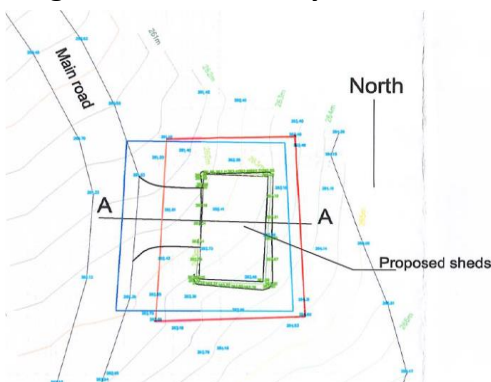
Diagram 1 and 2: Location and Site Plans



THE PROPOSAL

The proposal is to site two small free-standing prefabricated shed. The larger shed measuring 3.0m in length and a width of 2.4m with a shallow hipped roof of 2.13m to the ridge (1.98m to the eaves). The small shed measuring 1.5m in length and a width of 1.2m with a flat roof of 1.98m in height.

Diagram 3 and : Site Layout and Section



The applicant wishes to erect these shed to store household goods. He has considered number of sites for the erection of these shed and was advised that their locations were not suitable for free-standing sheds. In a number of pre-application discussions with the applicant, the advice has been that this site is also not one which the Planning Officers can support. However, as this site is considered to be the better of all others that have been considered, within his area of search, he has decided to proceed with an application.

The applicant lives within Ladder Fort Complex, which is some 750m from the application site and there is no scope to erect such shed within the curtilage of his dwelling.

Diagram 6: Details of the Shed - Layout

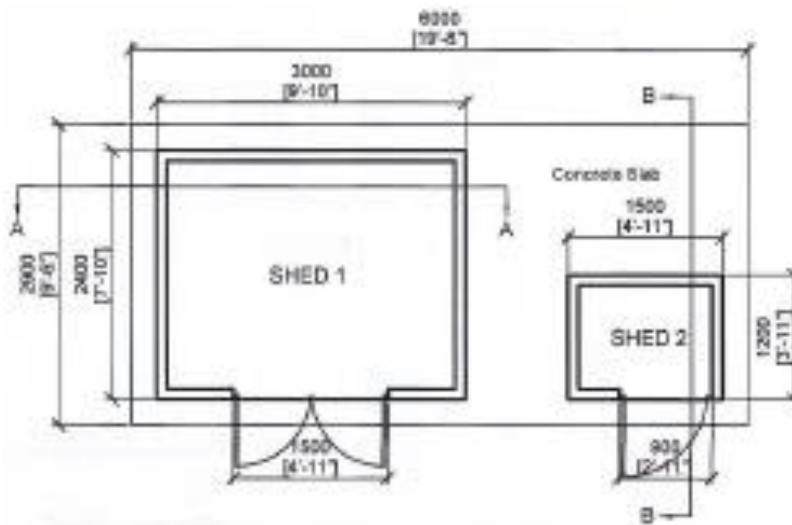
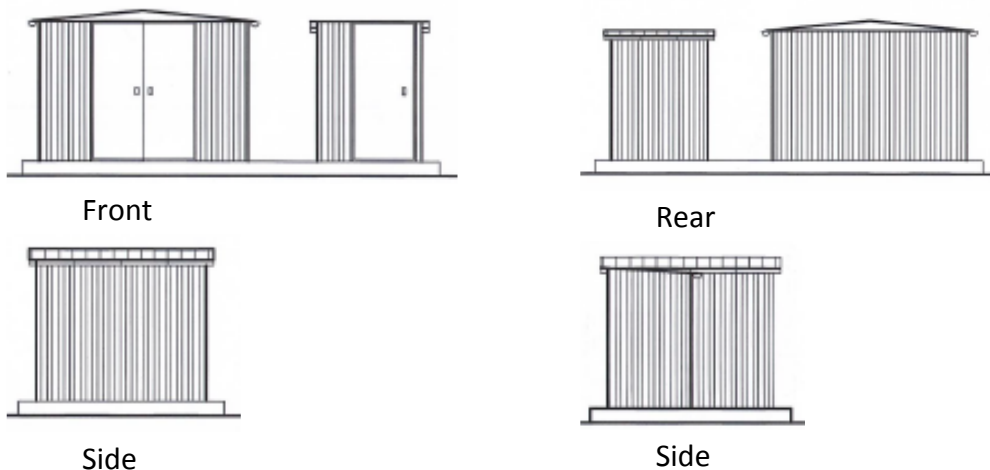


Diagram 7: Details of the Shed - Elevations



STAKEHOLDER RESPONSE

There was one representations from members of the public. It is a letter that has been signed by number residents in this neighbourhood. Their concern is that the potential

impact of the proposed development in this neighbour and that the development could become “an eyesore” in the future in this location and that this piece of land should be left undeveloped in its current natural state. The signatories are also concerned about the potential impact on the road which they are responsible for maintaining between them.

There is also response from Road Section, stating the applicant responsibility for management of the storm and surface water and that it should not be discharge onto the highway. The Road section also advise that new access to the site should be cut in a suitable way and the access road joining the main road should be suitably surfaced to the existing road edge.

All the issues raised by the Road Section will be conveyed to the applicant and there are no issues that causes concern if permission is to be granted as this will be set out in an appropriately worded condition.

POLICY CONSIDERATION

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

- Intermediate Zone: Policies IZ1

The proposed development is generally in compliance with the principle objective of this policy in that all forms of development are considered appropriate to be located within the Intermediate Zone. However policy concern here is that in terms impact of the proposed development of two free-standing shed that are unrelated to a residential building within a residential neighbourhood. Within a defined curtilage of a residential property the erection of such sheds would be considered as permitted development and would therefore not require development application.

Much of the development in this area is open land with little or no land enclosure boundaries or buildings with a defined curtilage enclosures. However, even in this context there appears to be some demarcation of the land plots for each building. In respect of the proposed development, these two sheds will be free-standing on an open land unrelated to any building. In this context, the proposed development is not in compliance with the sub-section (a) and (b) of the Policy IZ1, as the form of development is not coherent in itself or in relation to its surrounding development which are substantial residential commercial and community buildings and the proposed development is potentially materially damaging to the amenity of existing developments.

In view of this, the assessment of the proposed development need to considered as a potential visual impact on the landscape of the residential neighbourhood. The closest example of similar types of development is number of water-tanks that are located on

the island and a number of shipping containers that have also been located. In respect of the latter some have been placed in their location, generally in the open countryside besides the roads over many years without any planning record. However, in respect of the water-tanks they are placed in their specific location for a purpose to supply water to the neighbourhoods.

OFFICER ASSESSMENT

In view of the assessment against the LDCP policy, it is considered that proposed development is not in compliance with objectives of the policy, in particular the sub-sections set out in the report. Similarly, the issues raised by the representation received from the local residents are also relevant planning considerations. This area is predominantly residential, although the Rock Club is located centrally in this neighbourhood and probably has some impact on the local amenity of the local residents in terms of noise.

The proposed development of two free-standing sheds will have some visual impact on the landscape of this neighbourhood and there is no convincing justification provided by the applicant as material consideration to go against the objectives of the policy. It is therefore considered to be detrimental to the general amenity of the residential neighbourhood and in particular the visual impact in the residential landscape.