

Planning Officer's Report – LDCA DECEMBER 2021

APPLICATION	2021/88 – Proposed Construction of a Three Bedroom Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	21 st October 2021
APPLICANT	Julia Benjamin
PARCEL	SCOT0655
SIZE	0.12 acres (506m ²)
LOCALITY	Sapperway
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 22nd October 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	5 th November 2021
REPRESENTATIONS	None
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
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted

Report Author: Paul Scipio (Planning Officer)

Authorised: Ismail Mohammed (Chief Planning Officer)

Report Date: 1st December 2021

Application: 2021/88

11. Sustainable Development	No Response
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The proposed development site is located 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: Location Plan



PROPOSAL

The site is 0.12 of an acre and sits adjacent to the property to the northwest which is also under ownership of the applicant. To the south is a section of Crown Land that allowed Connect Saint Helena to redirect services that was originally on the applicant's land.

It is proposed to excavate only half of the site allowing the front section of the concrete floor and walls to be built up higher from foundation level. This will create an embankment height of approximately 1.5 metres.

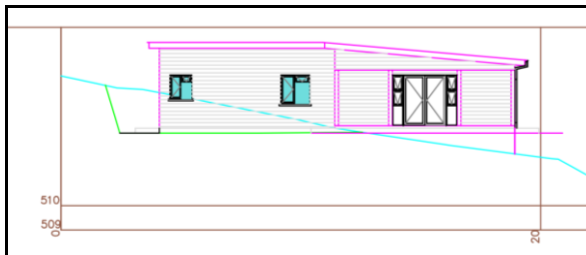
All drainage from the proposed development will be connected to the communal system that runs along the main road, there was no objection from Connect Saint Helena for this connection.

Access to the site is proposed of the main road and leads directly onto two carparks situated above the excavated area. There was no objections from the Roads department, however they commented on the formation of the new access with regard to ensuring correct surfacing and storm water mitigation. This is address as a general condition.

Diagram 2: Site Plan



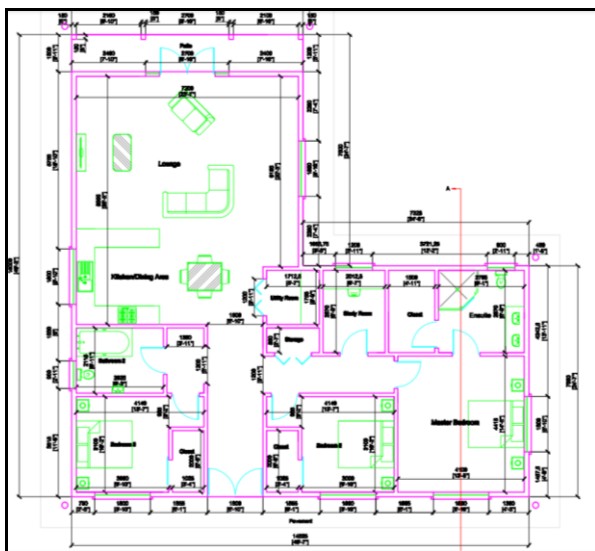
Diagram 3: Site Section



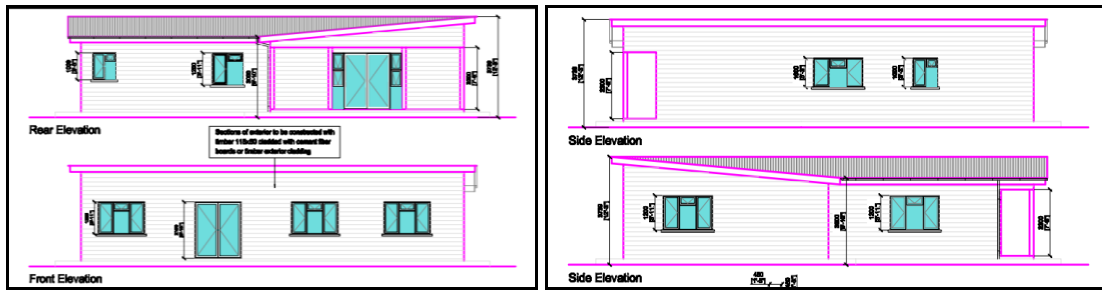
The building proposed is a three bedroom, L-shape timber framed house with a mono pitched roof that creates a valley through the middle.

The house is approximately 5.2m² with the timber structure constructed onto a concrete floor slab. All structural timber will be treated pine with timber cladding treated and stained to blend into the natural surroundings.

Diagrams 4: Building Plan



Diagrams 5: Elevations



REPRESENTATIONS

No representations were received.

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

OFFICER'S ASSESSMENT

This development forms part of a continuous row of houses that lines both sides of the main Sapperway road. Its L-shape design allows the best fit to the site shape and is coherent with the property below.

The surrounding properties are a mixture of single storey bungalows with dual pitched roofs, larger two storey houses and a timber dwelling on stilts. This L-shape development with a mono-pitched roof becomes part of an already varied house design area within Sapperway.

Therefore, the development complies with the housing policy H.9 and IZ1(a) and creates an appearance that is acceptable in terms of siting, orientation, scale and massing and therefore can be supported.