

## Planning Officer's Report - LDCA MARCH 2022

<b>APPLICATION</b>	<b>2022/03</b> – Renewal of Development Permission 2016/12 (Construction of a Proposed 3 Bedroom Dwelling)
<b>PERMISSION SOUGHT</b>	Full Development
<b>REGISTERED</b>	6 <sup>th</sup> January 2022
<b>APPLICANT</b>	Travoy Stevens & Kim Yon
<b>PARCEL</b>	BG168
<b>SIZE</b>	0.44 acres (1,781m <sup>2</sup> )
<b>LOCALITY</b>	Barren Ground
<b>ZONE</b>	Intermediate Zone
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant Land
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper – 7<sup>th</sup> January 2022</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	21 <sup>st</sup> January 2022
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### 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	No Response
11. Sustainable Development	No Response

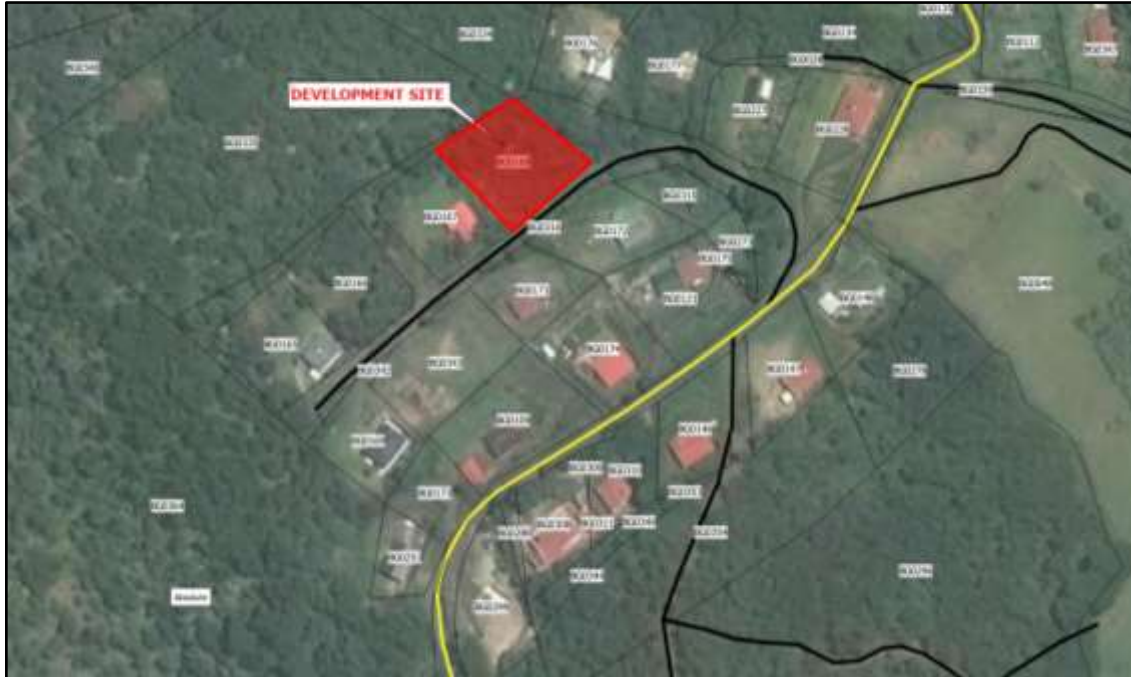
12. National Trust	No Objection
13. Sure SA Ltd	No Response
14. Heritage Society	No Response

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

The application site is located at Barren within an established residential development area. The site falls within the Intermediate Zone and has no conservation area restrictions.

**Diagram 1: Location Plan**



### THE PROPOSAL

This development application is for renewal of a previously approved full development permission for a proposed 3 bedroom dwelling (application 2016/12).

The development site measures 1,781m<sup>2</sup> and the building will cover a footprint of 173m<sup>2</sup> resulting in relatively low overall property coverage of around 9%. The site is vacant, with a relative steep gradient, sloping south to north that creates a 15m drop over a distance of approximately 60m.

Due to this slope, the applicant prefers to excavate a platform, resulting in an embankment that will frame the dwelling on both sides and at the rear. It is envisaged that this embankment will have a 60 degree slope, elevating approximately 3.1 meters, and with a minimum distance of approximately 1.5 meters between the building and the foot of the bank.

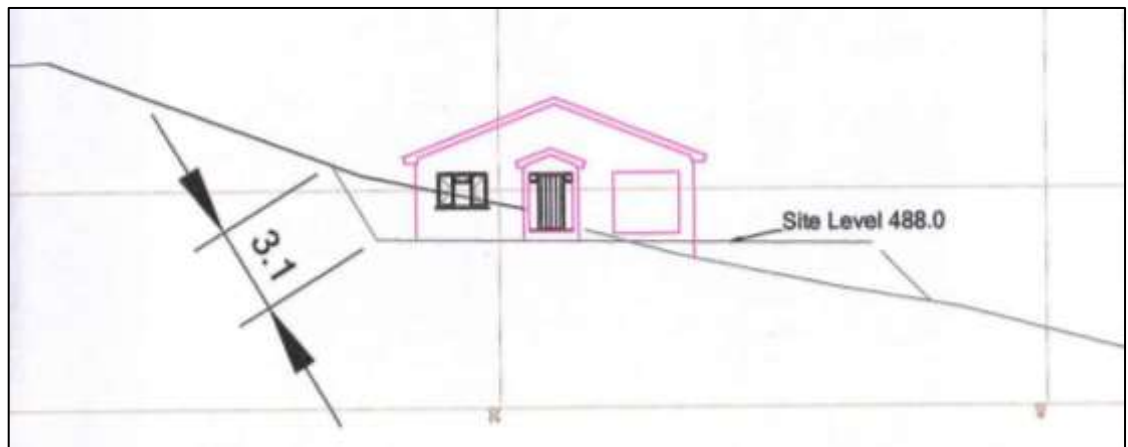
The plot was bought serviced and therefore all sewerage will be connected to the existing communal septic tank.

The applicant has also made provision for two car parking areas.

**Diagram 2: Site Plan**



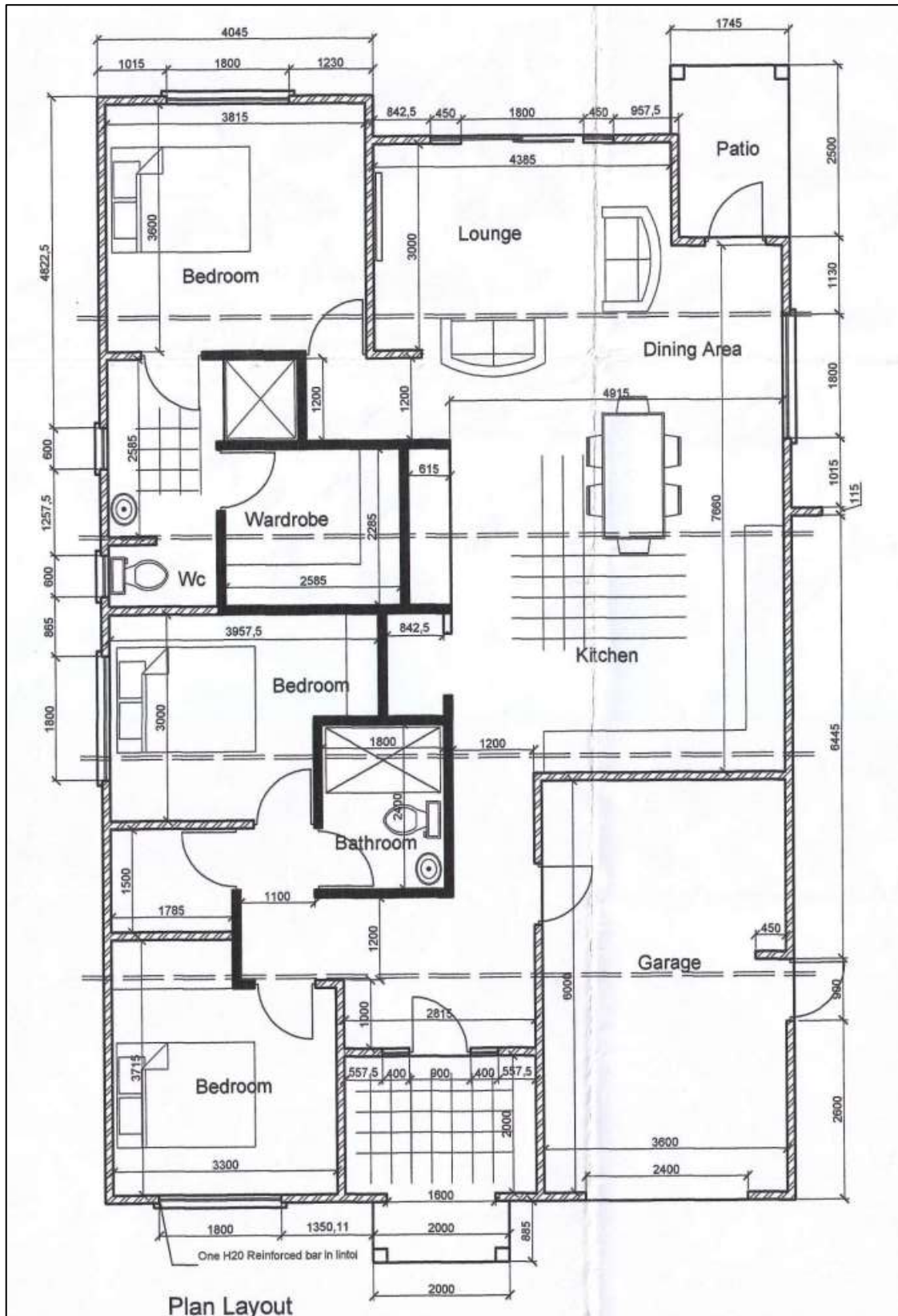
**Diagram 3: Site Section**



The proposed structure is a three bedroom new build dwelling featuring an open plan living area. The development also includes a single garage attached to the dwelling under the same roof.

Building materials to be used has been clearly outlined encompassing concrete blocks (plastered and painted) and IBR profile roof sheet.

**Diagram 4: Building Plan**



## Diagram 5: Elevations



## REPRESENTATIONS

No representations were received from neighbouring properties or stakeholders.

## 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
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7

## OFFICER ASSESSMENT

In reviewing both the assessment carried out under the original application (2016/12) and the assessment conducted above for renewal permission, no development restrictions has transpired with the envisaged land-use, siting, scale or proportion of the proposed development. Additionally, the design details and external materials proposed on the original application are not regarded to be materially damaging to the amenity of the surrounding area as a whole.

Overall the development is in compliance with the development vision of the Intermediate Zone and with the Barren Ground Development Area in general. It complies with the LDCP policy and creates an appearance that is acceptable in terms of siting, orientation, scale and massing and therefore can be supported.