

Planning Officer's Report – LDCA APRIL 2022

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| APPLICATION | 2022/10 – Construction of a 2 Bedroom Dwelling & Garage |
| PERMISSION SOUGHT | Permission in Full |
| REGISTERED | 10 th March 2022 |
| APPLICANT | Deon Maggott |
| PARCEL | RV0071 |
| LOCALITY | Rupert's Valley |
| ZONE | Coastal |
| CONSERVATION AREA | None |
| CURRENT USE | Vacant |
| PUBLICITY | The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 11th March 2022▪ A site notice displayed in accordance with Regulations. |
| EXPIRY | 25 th March 2022 |
| REPRESENTATIONS | None Received |
| DECISION ROUTE | Delegated / LDCA / EXCO |

A. CONSULTATION FEEDBACK

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| 1. Sewage & Water Division | No Objection - Comments |
| 2. Energy Division | No Objection |
| 3. Fire & Rescue | No Response |
| 4. Roads Section | No Response |
| 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 |
| 11. Sustainable Development | No Response |
| 12. National Trust | No Objection - Comments |
| 13. Sure SA Ltd | No Objection |

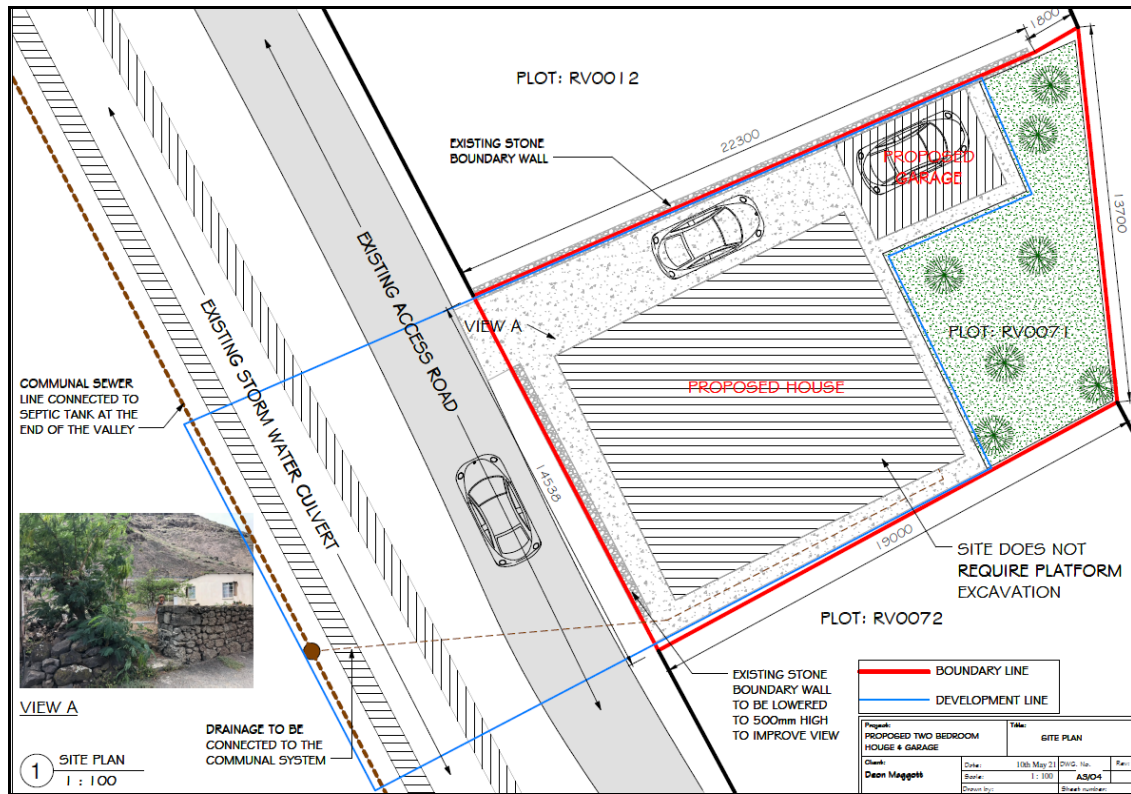
B. PLANNING OFFICER'S APPRAISAL**LOCALITY & ZONING**

The application site is located approximately 150m south of Haytown House. The plot forms part of existing linear development along the eastern side of Rupert's Valley. The site is designated within the Coastal Zone and has no Conservation Area restrictions.

Diagram 1: Location Plan**THE PROPOSAL**

The plot is of a modest size measuring approximately 873m². The proposal is to construct a dwelling and detached garage on this portion of land. Site works will consist of lowering the existing stone wall on the western elevation, however no excavation works are necessary to the existing platform as the ground is flat; most likely just the vegetation to be stripped. There is a service road that serves existing development in the area, which runs along the western boundary, vehicular access will be obtained from here. The driveway will be formed from the north western corner of the boundary and will lead towards the garage at the north eastern corner of the plot.

Diagram 2: Site Plan



The dwelling will be constructed at the front of the plot, where the layout will consist of an open planned kitchen, dining and lounge area, shared bathroom and two generous sized bedrooms. The house will have two entrances with the principle being on the western side of the building. A single garage has been proposed at the rear of the dwelling in proximity to the northern boundary wall. Both buildings will have external wall panels and roof coverings made from IBR metal sheeting, with the roof style being of a mono-pitched design.

Diagram 3: Floor Layout

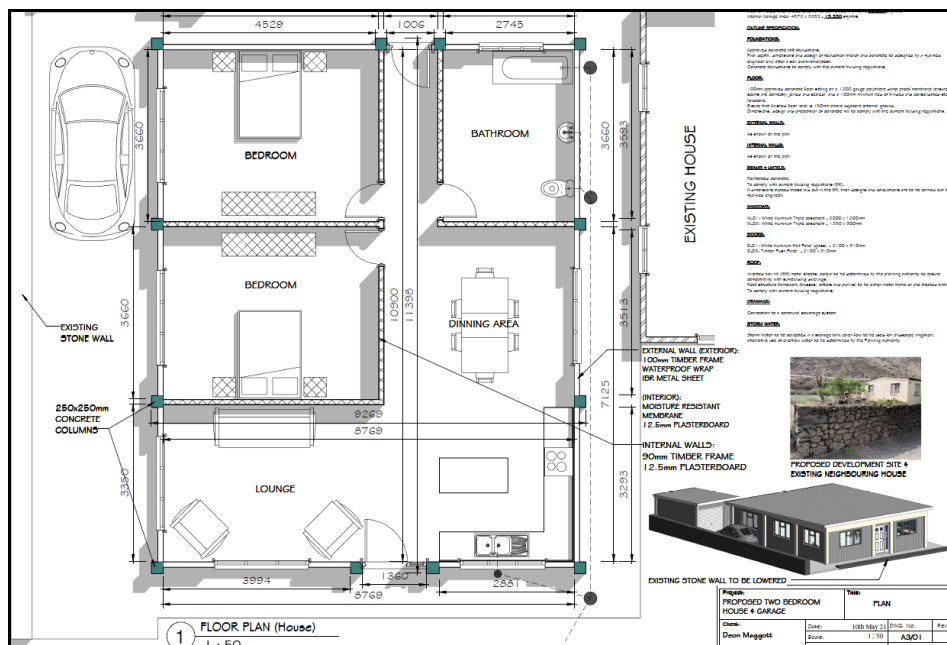
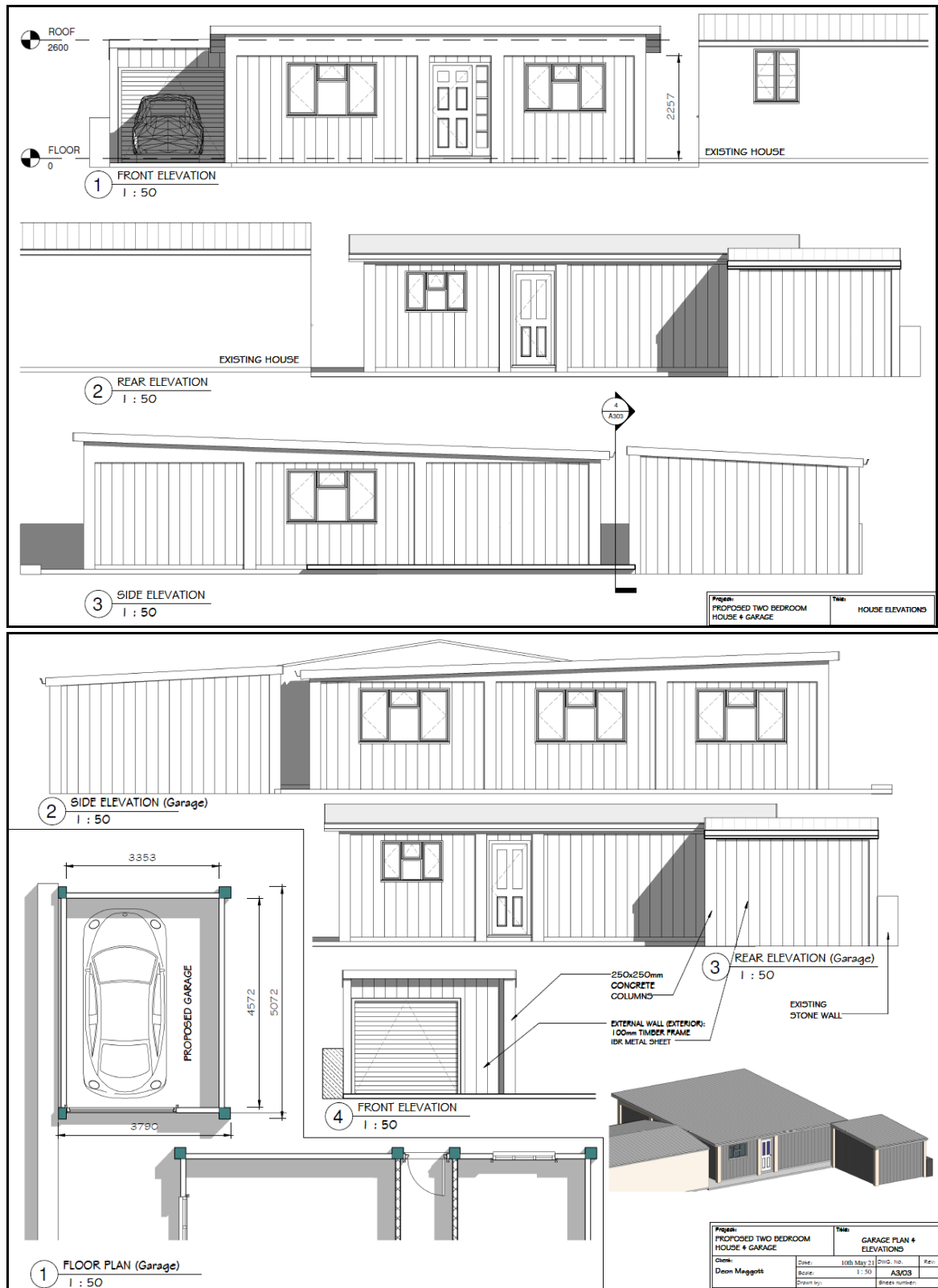


Diagram 4: Elevations & Garage Layout



Sewage has been proposed into the existing communal sewer line across the culvert, which will be connected into the sewerage treatment plant. Electricity and water supply is already existing in the area, and can be connected to.

STAKEHOLDER FEEDBACK

Comments were received from the following stakeholders:

Connect St Helena Water & Sewerage – ‘Please note that the Connect St Helena’s communal sewer system is not available for connections at this time however it is anticipated to be commissioned soon.’

Officers Response – It is understood that once the treatment plant is operational, connections will be allowed. As the treatment plant is still in construction the developer will not be able to use the building until connection has been allowed. Should they wish to occupy in the meantime, an alternative method of dealing with the sewerage can be applied for.

St Helena National Trust – ‘The Trust does not have any objection to the development. However given that it is in a sensitive area with historic structures around it and potential graves below the ground, we would just ask that the construction is carried out carefully.’

Officers Response – Although the development is relatively small in scale and there will be minimal excavation with just raft foundations, if the application is approved a condition will be added to ensure appropriate form of monitoring is carried out.

POLICY CONSIDERATION

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

- Coastal Zone Policy CZ1 & CZ.3
- Housing: Policy H.3 & H9
- Water: Policy W2
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7
- Road and Transport: Policies RT1 (c and d), RT3 and RT7

OFFICER ASSESSMENT

The plot is situated within the Coastal Zone therefore this proposal needs to be assessed against the relevant policies namely CZ1 and CZ.3. Primary policy CZ1 states there will be a presumption in favour of retaining the natural appearance and ecology of the Coastal Zone and the grant of development permission will therefore be regulated by the implementation policies... Policy CZ.3 references ‘outside of Coastal Village Areas and National Conservation Areas (and within National Conservation Areas until their Management Plans are available) development permission will be granted in the Coastal Zone for tourism, recreation-related and residential development, provided it meets sub policies within the section.

Sub policy CZ.3 f) reads –‘in all cases where the development includes the construction of buildings, any buildings which are visible from any other building forming part of the development, or ***visible from any existing building within 250m, shall be laid out and designed in their form, proportion, scale, details, external materials and landscaping such that they demonstrate a coherent form of development with such other building.***’

In assessing the siting of the development, the relative position of the dwelling in relation to the existing development will not protrude beyond the building line of existing development to the north. Inevitably the dwelling will be set forward of the neighbouring building to the south. With regards to overlooking and privacy, the development will be situated in close proximity to the dwelling immediately to the south by approximately 1.5m. Mitigation in the form of conditions can be applied in this instance. Surrounding residential area consists primarily of stone and block built dwellings, which forms part of a linear development along the eastern side of the valley. The proposed development will have an external materials of concrete columns, which will support the ring beam and timber frame, where IBR metal sheeting will then be affixed. The developer’s justification for the use of metal cladding is that Planning has been trying to get customers to look at alternative materials when building houses on St Helena, which is what the developer is doing and believe that a precedent has already been set in Rupert’s Valley with the Sea Rescue Building. One of the biggest appeals for the developer is that whilst it is a modern, sleek and versatile in its appearance, the material is strong durable and of very low maintenance and cost effective, especially with the cost of building materials on St Helena. It is also weatherproof, fireproof and when making changes it can be recycled, but what is important is that adds great curb appeal and is attractive to look at. With the imminent development of Rupert’s Valley, the area will become more industrial with the warehouse, and therefore this particular development will be blend in.

The justification for the material in terms of what the developer wants to achieve is clear, and if this material was being used in a more rural setting within the Intermediate Zone for example, this may be considered acceptable. However considering this development site is within the Coastal Zone, where policy CZ.3 f) applies, the developer needs to ensure this proposal is designed in the form, proportion, scale, details, external materials and landscaping such that they demonstrate a coherent form of development with **such other building within 250m**. It is of the officer’s opinion that whilst the development can clearly demonstrate some coherence in terms of the siting, scale, proportion and details with neighbouring development, these properties are constructed from concrete blockwork and stone, not metal sheeting. Although the development does not necessarily need to mirror an existing building in all its detail, the external materials are a major element of the design that will have an impact on the amenity and character of the area.

In conclusion, the use of metal sheeting for the external walls is not in keeping with the general appearance of surrounding development within the residential area, and fails to meet policy CZ.3 f) and H.3.