

Planning Officer's Report - LDCA JUNE 2022

APPLICATION	2022/25 – Proposed Two Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	5 May 2022
APPLICANT	Christianna Knipe
PARCEL	SH0345
LOCALITY	Levelwood
LAND OWNER	Christianna Knipe
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Vacant Land
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 6 May 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	23 May 2022
REPRESENTATIONS	None Received
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 Objection
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

- 13. Sure SA Ltd
- 14. Heritage Society

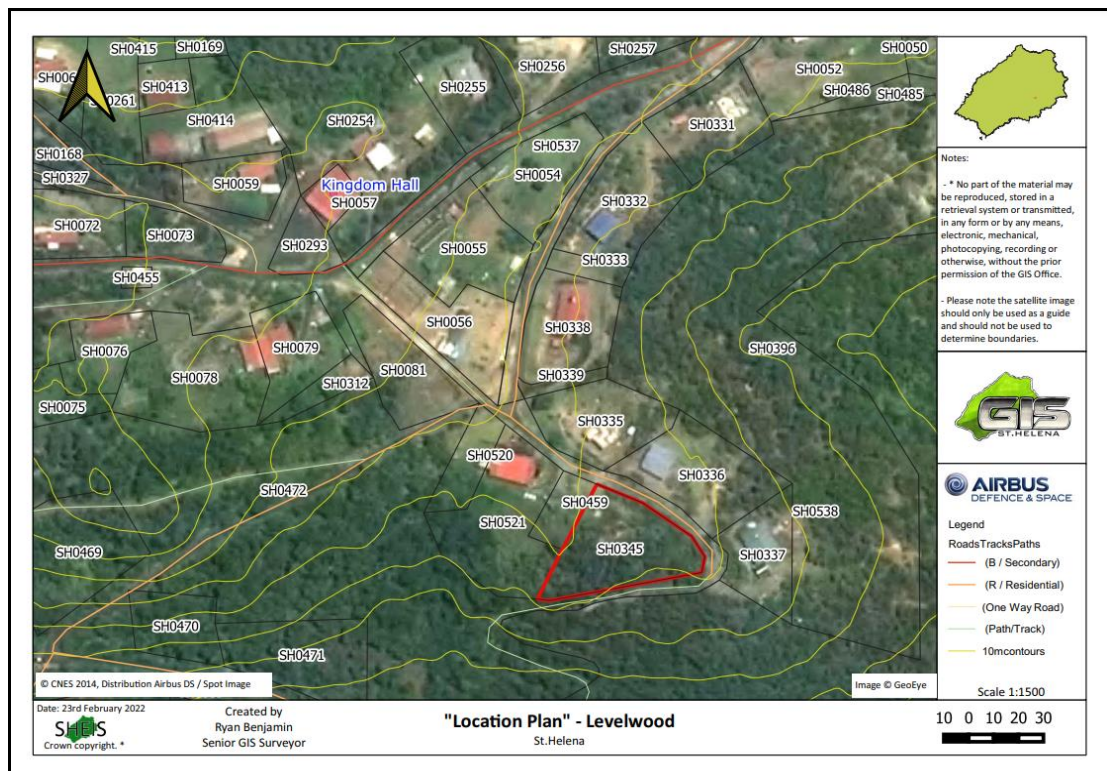
- No Objection
- No Response

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

The proposed development site is located southwest of the Flag, Levelwood, 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



PROPOSED DEVELOPMENT

The plot is of a modest 0.43 of an acre, access will be formed from the existing road to the north. The house positioning has been dictated by the topography, where it will follow the contour of the land. The resultant embankment height will be approximately 3.5m at its highest point. The house has also been orientated to ensure protection of the living space from the weather side to the south east. A septic tank and soakaway system has been proposed, electricity and water connection is available in the area.

Diagram 2: Site Plan

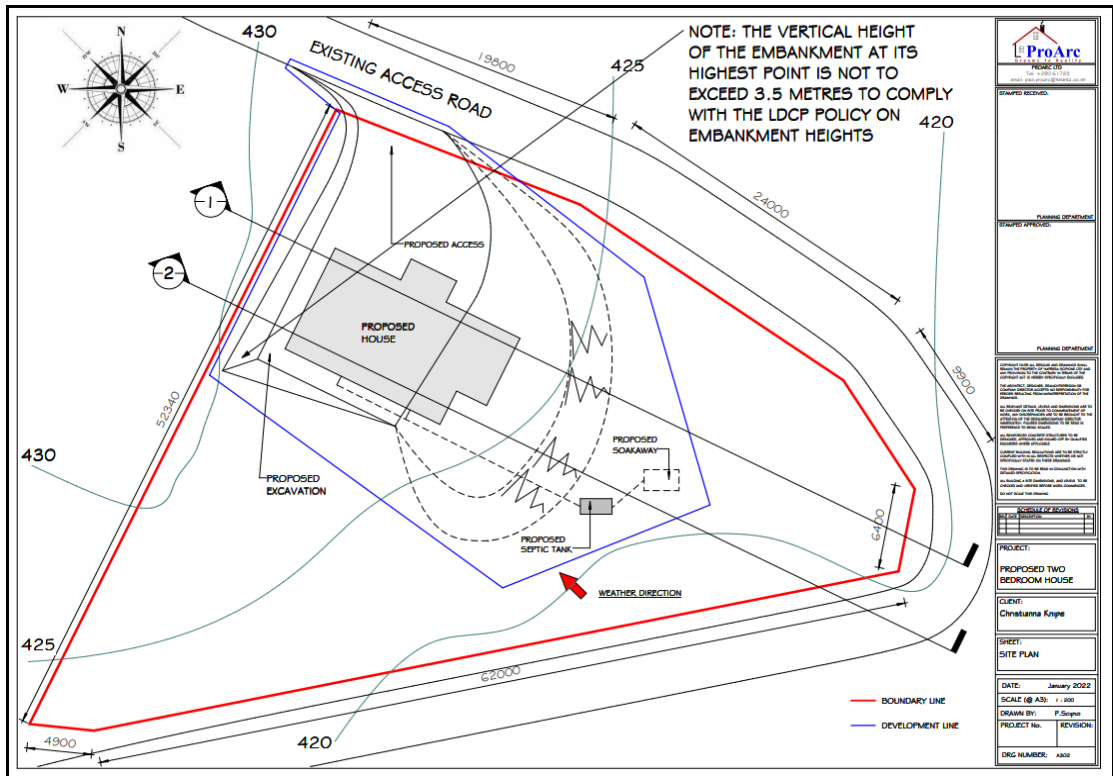
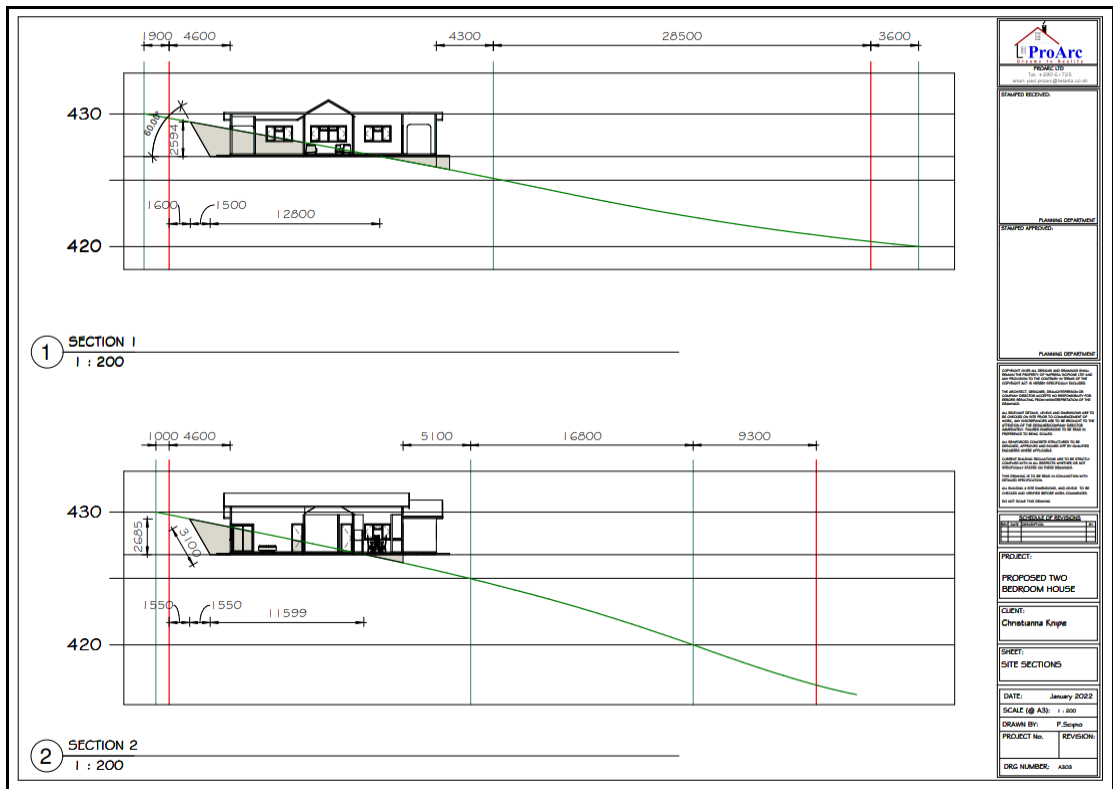
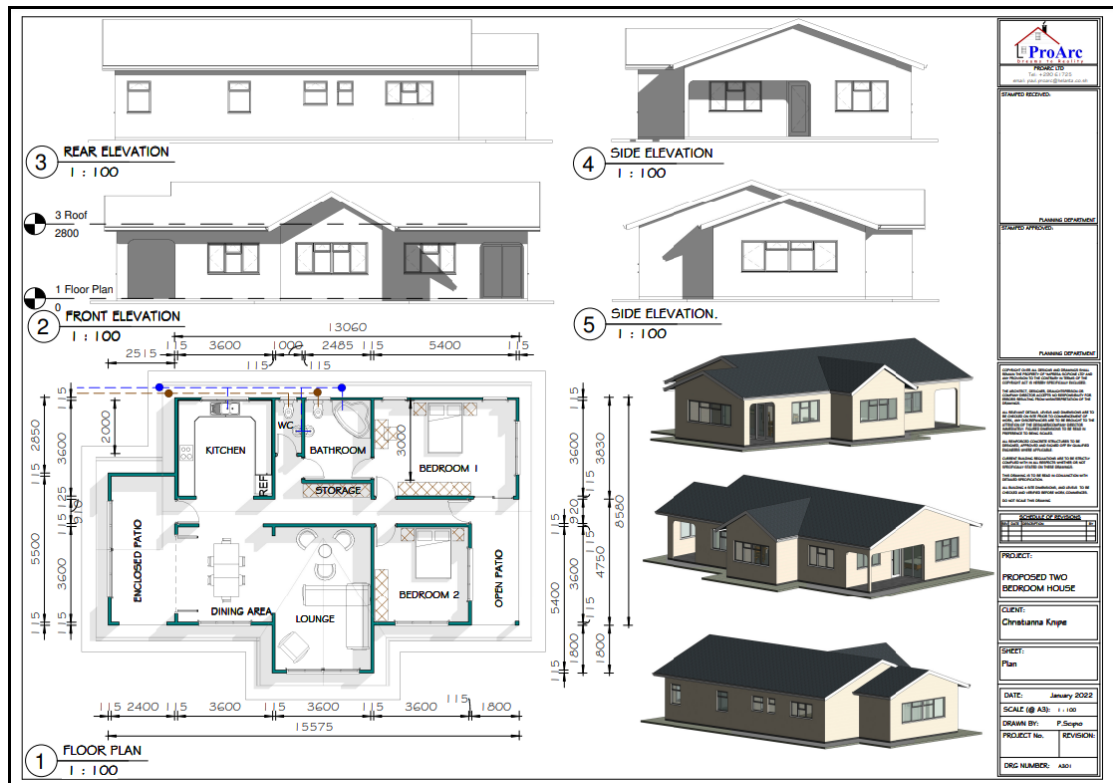


Diagram 3: Site Sections



The building itself is a bungalow that comprises an open planned kitchen, dining and lounge area, shared bathroom, wc, and two bedrooms. There is also a partially enclosed patio on the south east to aid in weather protection for the dwelling. The external walls will be constructed from concrete blockwork, and the roof coverings being IBR sheeting.

Diagram 4: Building Plan & Elevations



REPRESENTATIONS

No representations were received from any statutory body or members of the public, including immediate neighbours.

LEGAL AND POLICY FRAMEWORK

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)
- 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'S ASSESSMENT

In assessing the proposal, this development is consistent with existing uses in the area being that for residential purposes. The layout and orientation of the dwelling has been designed to work with the terrain and climate, and the design of the building is coherent within itself and surrounding properties.

