

Planning Officer's Report - LDCA JUNE 2023

APPLICATION	2023/18 – Construction of a 3 Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	4 th May 2023
APPLICANT	Tjay R Coleman
PARCEL	SH0546
LOCALITY	Nr Springbok, Levelwood
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 4th May 2023▪ A site notice displayed in accordance with Regulations.
EXPIRY	18 th May 2023
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Response
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	No Response
11. Sustainable Development	No Response
12. National Trust	No Objection
13. Sure SA Ltd	No Objection

- 14. Heritage Society
- 15. Maritime Authority

No Response
Not Applicable

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

This plot is located within the Springbok area of Levelwood. The site is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



Diagram 3: Floor Layout & Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

No representations were received from any members of the public, however comments were received from stakeholders.

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)
- Housing Policy
- 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

The plot is situated on Crown land, where it was identified for potential residential development, the siting is dictated by the topography of the land, where the proposal will face a north easterly direction. The scale of the development shares similar footprint to that of surrounding properties, details such as the roof style,

window and door designs, and materials all demonstrate a coherence with the area. All services can be provided. Overall, the proposal complies with the intermediate zone policies and therefore can be supported.