

Planning Officer's Report - LDCA NOVEMBER 2023

APPLICATION	2023/40 – Proposed Two Storey Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	17 August 2023
APPLICANT	Diocese of St Helena, C/o Bishop Dale
PARCEL	HTH0099
LOCALITY	Behind St. Andrews Church, Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing Church Grounds

A. PLANNING BACKGROUND

The development application was discussed at LDCA meeting of 5th October 2023, where the Authority made the decision to defer the application. LDCA Members agreed that it would be advantageous to have to-scale 3D visualisations of the proposed development, set in amongst its immediate vicinity, to gain a better understanding of how the dwelling will appear in context of its surroundings and in turn, being able to make a more informed decision.

The Applicant was present at the meeting and agreed to make arrangements to have 3D visualisations provided in time for the LDCA Meeting of November 2023. Planning Officer to also liaise with the Applicant's designer/ draughtsperson to communicate what is required.

Diagram 1: 3D Visualisation 1



Diagram 2: 3D Visualisation 2



B. PLANNING OFFICER'S ASSESSMENT

In assessing the to-scale 3D visualisations that have been provided, it offers further support to the standpoint of the original application assessment, that, albeit the development will be sited in a closely populated area and of a two-storey design, the development fits into the local surroundings without over imposing on the amenity of the area. As previously stated, it has a similar footprint to that of St. Andrew's Church, as well as the nearby Mini Mart, A&D's, which is also a two-storey multi-functional building.

As stated in the original assessment, where it was acknowledged that the proposed development site sits within a densely populated area of Half Tree Hollow, however, as can be seen from the 3D visualisations provided above, the front of the proposed dwelling overlooks the back of St. Andrew's Church, which means that there is no intrusion into the privacy of neighbouring properties, as was one of the concerns expressed within the neighbour's Representation.