

Planning Officer's Report – LDCA 12th September 2024

APPLICATION	2024/23 – Proposed three bedroom, split level dwelling.
PERMISSION SOUGHT	Permission in Full
REGISTERED	2 nd August 2024
APPLICANT	Rawena Delaney
PARCEL	NGO486
SIZE	0.11 acres (467m ²)
LAND OWNER	Crown Estates
LOCALITY	Clay Gut
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant land (Crown), subject to development approval
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 15th August 2024▪ A site notice displayed in accordance with Regulations.
PUBLICITY EXPIRY	29 th August 2024
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

a) Sewage & Water (CSH)	No Objection
b) Energy Division	No Response
c) Fire & Rescue	No Response
d) Roads Section	No Objection
e) Property Division	No Response
f) Environmental Management	No Response
g) Public Health	No Response
h) Agriculture & Natural resources	No Response
i) St Helena Police Services	Not Consulted
j) Aerodrome Safe Guarding	Not Consulted
k) National Trust	No Response

Report Author: P Coyle

Authorised by: P Coyle (CPO)

Report Date: 30 August 2024

Application 2024/23

l) Sure	No Objection/No comments
m) Heritage Society	No Objection
n) Maritime	N/A to Maritime
o) Economic Development	No objection

Roads section indicate that they have no objection subject to the “the normal water issue’s, in accordance with the Road Policy”

B. DEVELOPMENT DETAILS SUMMARY

Development permission has previously been granted for a split-level two-bedroomed dwelling at this application site (Development Approval 2020_32). The Development Approval remains extant (live) until 14.07.2025 and represents a “fall back” position if this current application is not granted approval.

The currently proposed development is for a split level three-bedroom dwelling and this will include:

- A dual-cut site excavation into the 30° sloped hillside creating two level platforms, an access road and parking spaces, with excavated soil spill onto Crown Land.
- The erection of a split level traditional built three-bedroom dwelling house, and
- A proposed septic tank and soakaway system on Crown Land.

The proposed ground and first floor will create a total area of 204 m² (previously approved - 121m²).

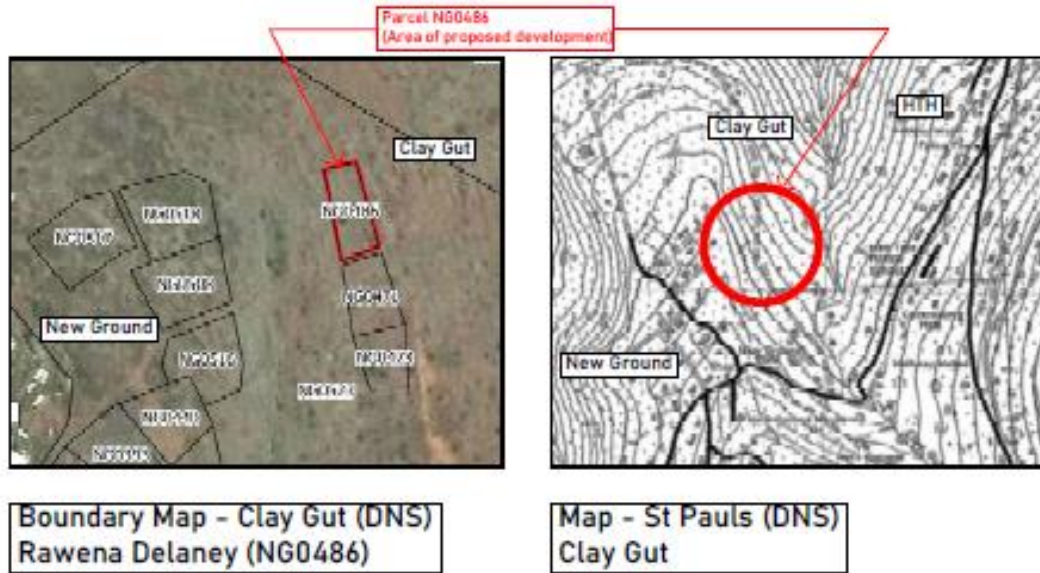
C. PLANNING OFFICER’S APPRAISAL

Location: The proposed development site is located in the New Ground registration Section within the Intermediate Zone where relevant IZ1 policies apply such as serviceability and impact on neighbouring amenity.

There are no Conservation Area restrictions.

The site is situated to the north of two other plots that have been subject of the development application process and all three will rely on the same access road with two being joint users of the proposed drainage system.

Diagram 1 & 2: Location Plan

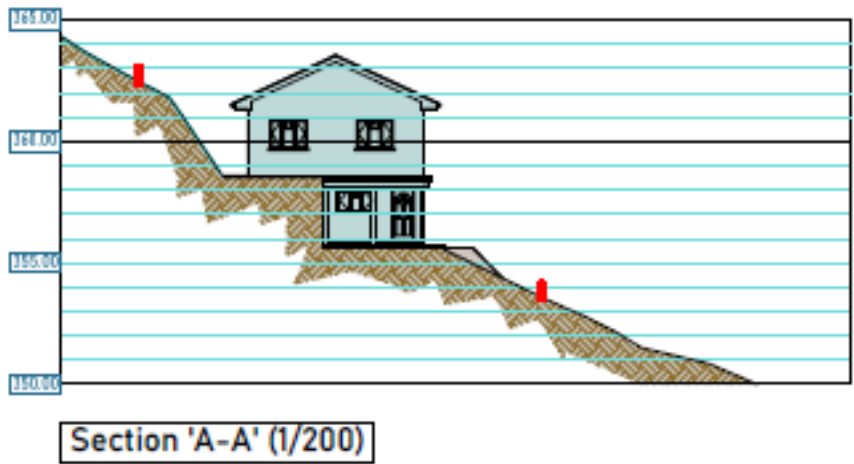


Site: The site, parcel NG0486 is approximately 467m² and sits on the side of the hill sloping west to east. The existing site slope is approximately 30° and therefore, is conducive to a split level design development.

Diagram 3: Site Plan



Diagram 4: Site Section



Proposal: The development application is for a three-bedroom split level traditional build. The maximum dimensions excluding the patio areas is 16.5m wider by 7.25m deep (4.1m deep - ground floor) by 7.75m from ground level to the apex of the roof.

The ground floor consists of a kitchen/diner with pantry, WC and a lounge, with two patio areas. The internal stairway is situated centrally giving access to the first floor which comprises three bedrooms (one with en-suite), a bathroom, a utility room and two internal balconies.

The main structure's external materials are of traditional sand and cement rendered concrete blockwork with reinforced concrete floor. The roof is inverted box ribbed metal sheeting. Windows and doors are all white uPVC.

The split-level proposal is designed to best suit the sloped land allowing embankment heights (maximum of 3m) and for the entire house to be constructed within the solid excavated base.

Diagram 5: Plan - ground floor

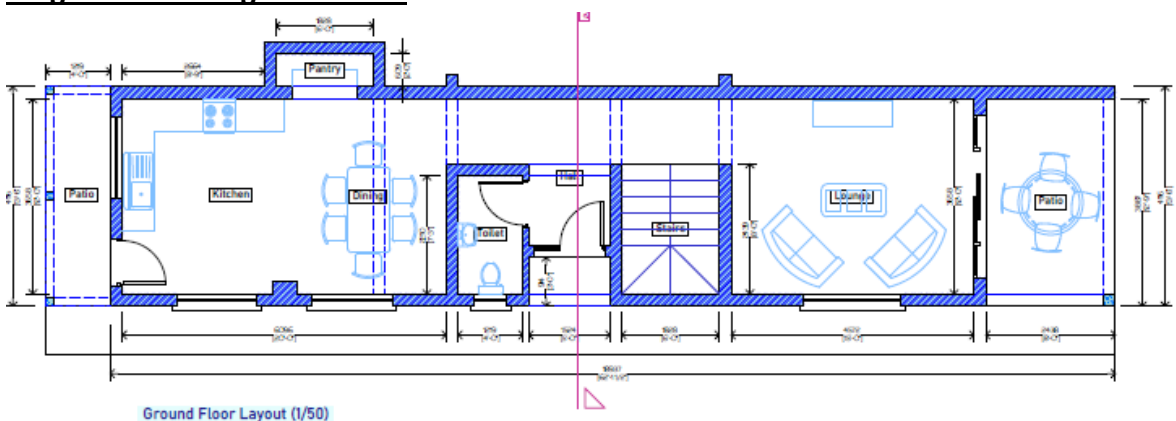


Diagram 6: Plan - first floor

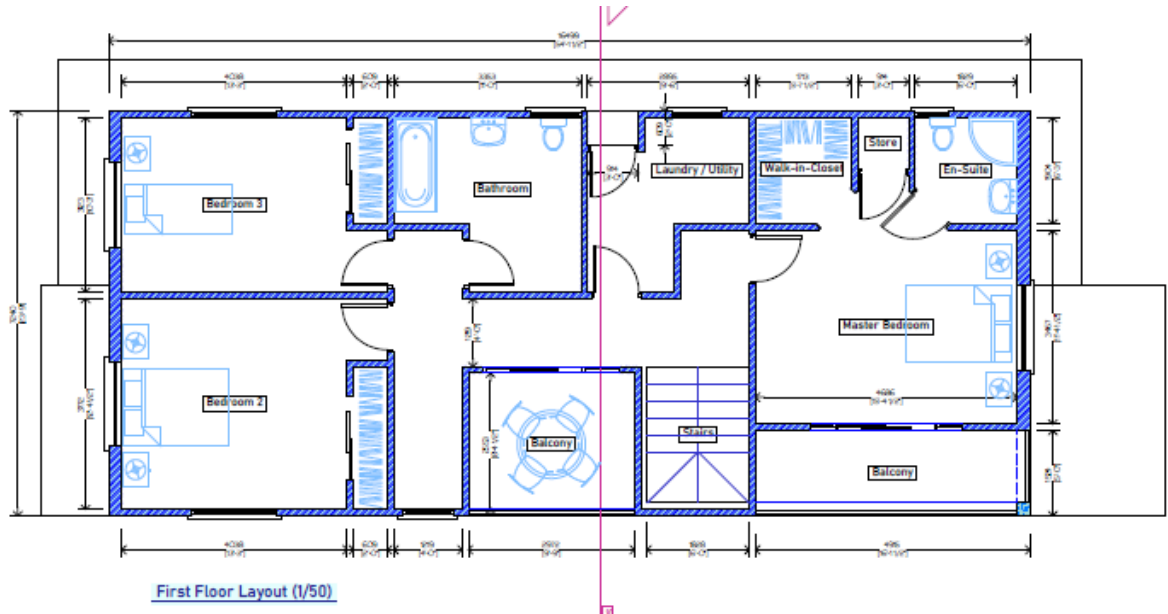


Diagram 7: Elevations



REPRESENTATIONS

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

POLICY CONSIDERATION

The relevant policies of the Land Development Control Plan (LDCP 2012) 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 Policies: H1, H2 and H9
- Water Policy: W2
- Sewage, storm and Drainage Policies: SD1 (b, c), SD3, SD.4 and SD7

OFFICER'S ASSESSMENT

The proposal is for a house on the application site. There has been a previous approval for a smaller (2-bedroom) house at the application site and it is considered that the proposal for a new house is acceptable in principle in line with policies for the Intermediate Zone and Housing allocation Policy H2, in particular as other housing development has already been approved nearby.

The split level house design makes good use of the natural hillside slope. While there are still embankments they are not as visible, and the split level design hides the embankment on the lower level in line with Policy H.9 f) and IZ Policy IZ1 f). It also improves the view and provides the development with character that fits into the landscape.

Embankment on the lower level at the rear of the car parking spaces as a result of the proposed site excavation may require retaining due to its vertical cut. This includes the placement of gabions (details will be determined under the Building Regulations).

While a septic tank and soakaway is proposed for this development, a percolation test is required to determine design and dimensions of either a traditional soakaway or drainage field, this requirement will be the subject of a suitably-worded condition requiring later approval by the Chief Planning officer.

Overall the split level design is basic but creates an appearance similar to those of neighbouring properties in terms of siting, scale, proportion, details and external materials thus complying with housing policy H.9 and IZ1(a) and therefore can be supported.