

Planning Officer's Report – LDCA SEPTEMBER 2024

APPLICATION	2024/30 – Proposed Construction of a Two Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	18 th July 2024
APPLICANT	Craig & Lauren Williams
PARCEL	LWS0493 & LWS0494
LOCALITY	Nr Longwood Gate, Longwood
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 18th July 2024▪ A site notice displayed in accordance with Regulations.
EXPIRY	1 st August 2024
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection - Comments
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Objection - Comments
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. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

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

This plot is located in a mainly residential area, just to the west of Kingdom Hall, at Longwood, where it is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan

**PROPOSED DEVELOPMENT**

The site is relatively flat and gradually slopes from North West at the higher elevation in a south easterly direction to a lower elevation. The land is incidental to the existing house and consists of just an existing water tank, together with soft landscaping in the form of mainly trees and grass. The proposal would be infill development in the existing urban area.

Following a site visit with the applicants, it was recommended that the internal layout be could be altered to improve the positioning of the dormers to provide more symmetrical elevations. The applicants has considered this and provided a revised scheme.

The proposal (as revised during the course of consideration) is to construct a new dwelling on a portion of the land, incorporating the water tank within the house design. The water tank will be re-plastered and used as the basement with high-level window to provide natural lighting and a staircase to provide access. The ground floor will comprise an open plan kitchen, dining and lounge area with shared bathroom, master bedroom with en-suite and a utility and storage section. A second staircase will lead into the study area within the loft, where there is access into the second bedroom, a study, bathroom and shared balcony. This is not a typical, traditionally-designed dwelling, as the structure is of an A-framed design supported on concrete columns with a cruciform roof design. The roof will be of timber structure with the roofing sheets made from IBR. Access will be gained from the existing track to the south during the construction period. However the applicant will decide following construction whether alternative access will be sought from the existing house access to the north. Electricity and water infrastructure is available, and sewage can be connected into a proposed septic tank and existing communal soakaway.

Diagram 2: Site Layout

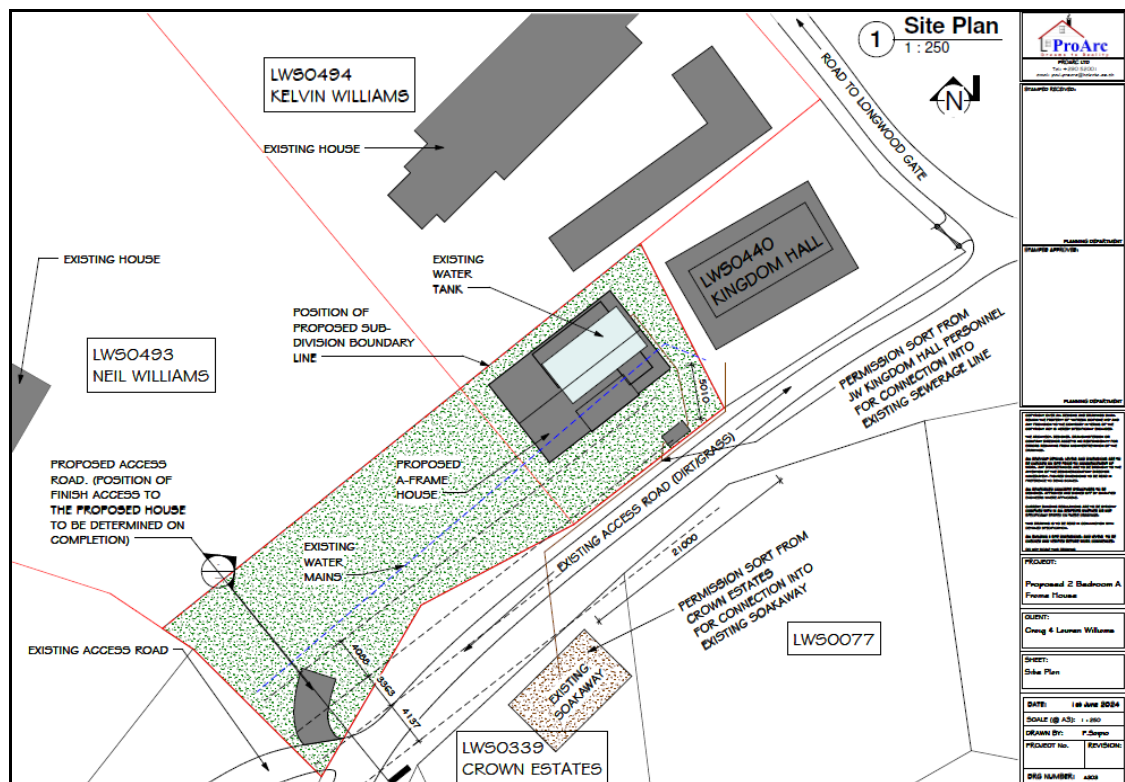


Diagram 3: Site Section

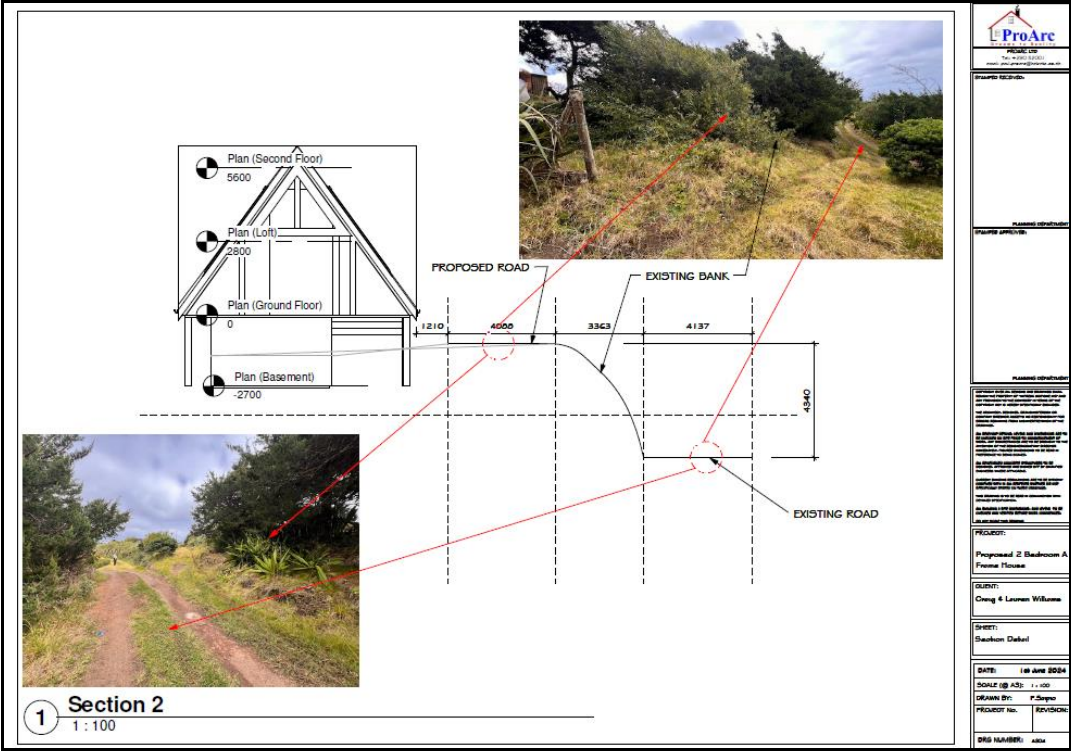


Diagram 4: Proposed Floor Layout

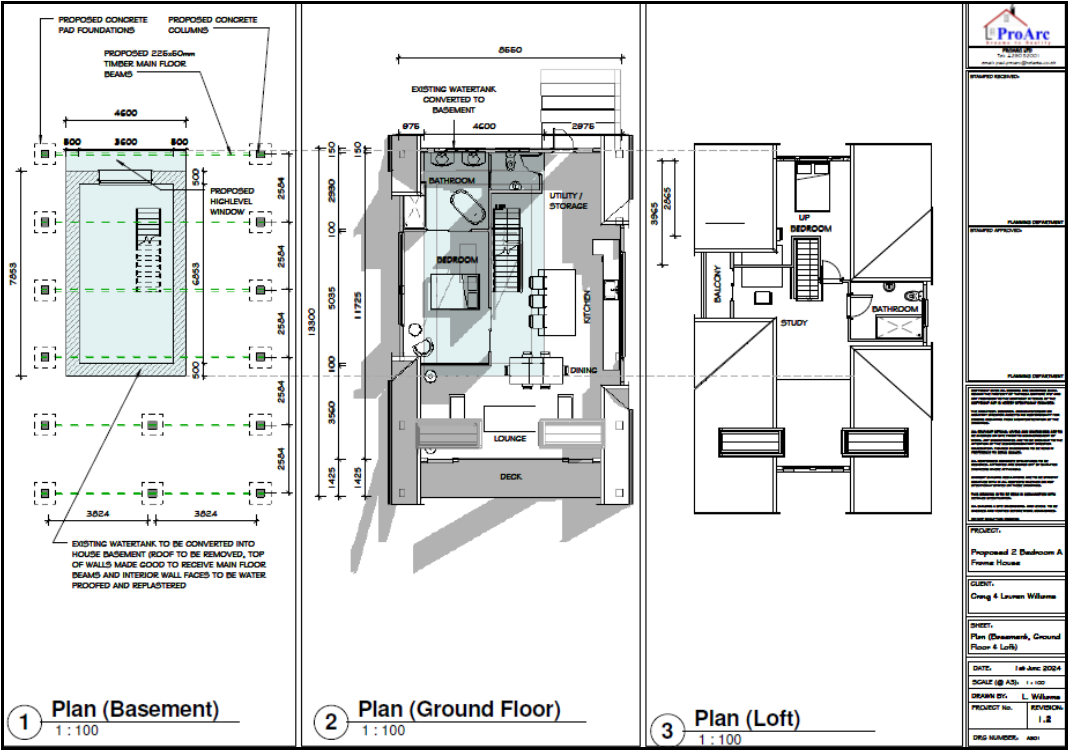
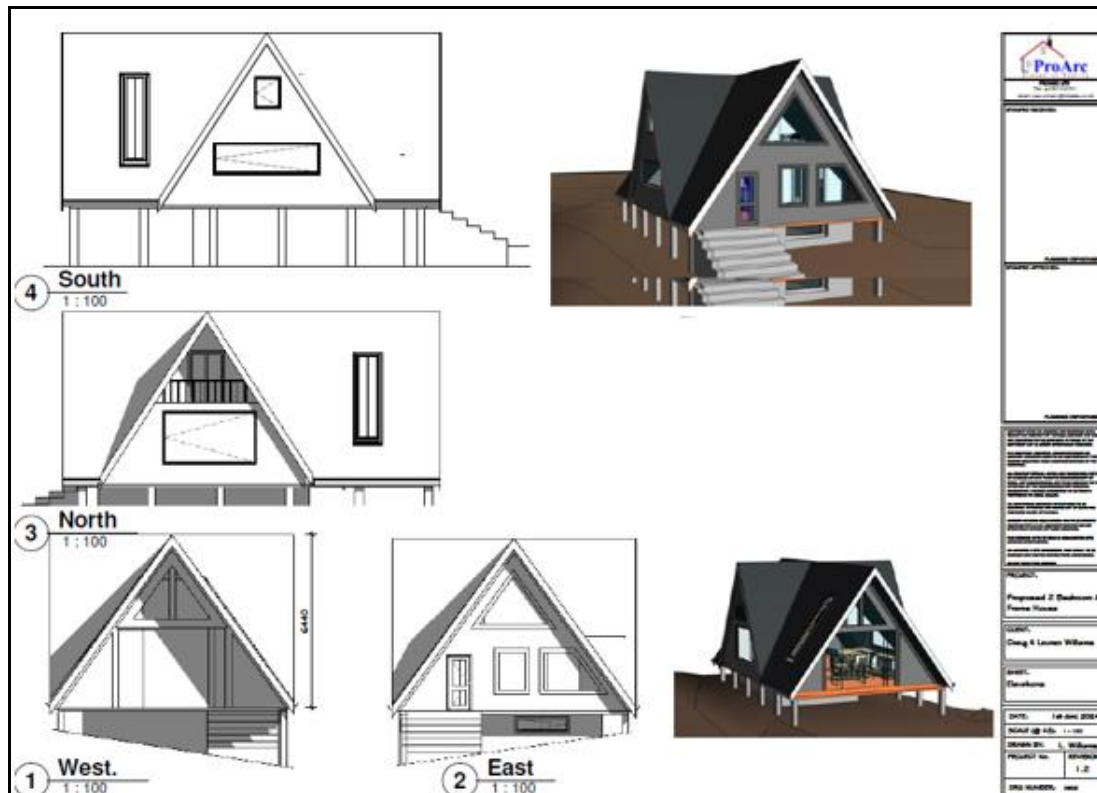


Diagram 5: Proposed Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received, however comments were received from stakeholders.

Roads Section – No objection: ‘Just the normal water issues in accordance with the Roads Policy.’ Note, this is the general response from Roads Section - ‘Applicant is to be fully responsible for any storm water flowing from the existing public road onto the property and should bear the cost of installing drains as appropriate. If appropriate, conditions should also require the applicant to be fully responsible for managing any storm water that falls on the development site. Storm water shall not be discharged onto the public highway/ or to be a nuisance to property owners below them.

New access to this property should be cut in a suitable way for vehicles approaching the property and for coming on to the main highway. Please insure the access road joining the main road is suitably surface so the existing road edging doesn’t get damage, and also install drainage as stated above, access road spurs also need to be maintained by the Applicant.’

Connect St Helena Water & Sewerage – No Objection: ‘Water mains in close proximity, Permit to Dig and Site visit advised before construction.’

LEGAL AND POLICY FRAMEWORK

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 a), b), H2
- 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 (now revised) scheme, the siting of the proposed development makes use of an existing water tank with the remaining floor supported by concrete columns, eliminating the need to carry out site excavation (cut and fill) to create a level platform.

The site has been previously used for the keeping of domestic livestock and is surrounded with tree coverage around the boundary perimeter. As a result of this development, removal of trees will be needed to allow access onto the plot.

The dwelling is different to the typical design seen on St Helena being an A-frame. The particular justification by the applicants for this type of design in comparison to a traditional build is to have a more cost-effective option, where an A-frame is a style of building that features steeply angled sides (roofing) that generally begins at the foundation line and meet towards the top in the shape of the letter A, and eliminates the need for external walls. This particular design will have a cruciform arrangement with roof sections to both sides forming a "Cross" to provide the needed usable-space within the kitchen, bedrooms, bathroom and balcony area, and is considered to be suitably proportionate and symmetrical in appearance.

Overall, the design being coherent within itself is considered acceptable within this location, where all the necessary services can be provided; with the use being residential this development is not considered to adversely impact the amenity of the area.