

Planning Officer's Report - LDCA SEPTEMBER 2024

APPLICATION	2024/36 – Proposed Construction of 3 Bedroom Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	7 August 2024
APPLICANT	Ian Stevens
PARCEL	JT100031
SIZE	0.16 acres (647m ²)
LOCALITY	Pine Gate, Sandy Bay
ZONE	Intermediate Zone
CURRENT USE	Residential land
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 15 August 2024▪ A site notice displayed in accordance with Regulations.
EXPIRY	29 August 2024
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO
PREVIOUS APPLICATIONS	2017/16

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No objection subject to usual water requirements
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	Not Consulted
11. Economic Development	No Objection
12. National Trust	No Objection
13. Sure SA Ltd	No Objection/no comment

14. Heritage Society

No Objection

15. Maritime

Not Applicable

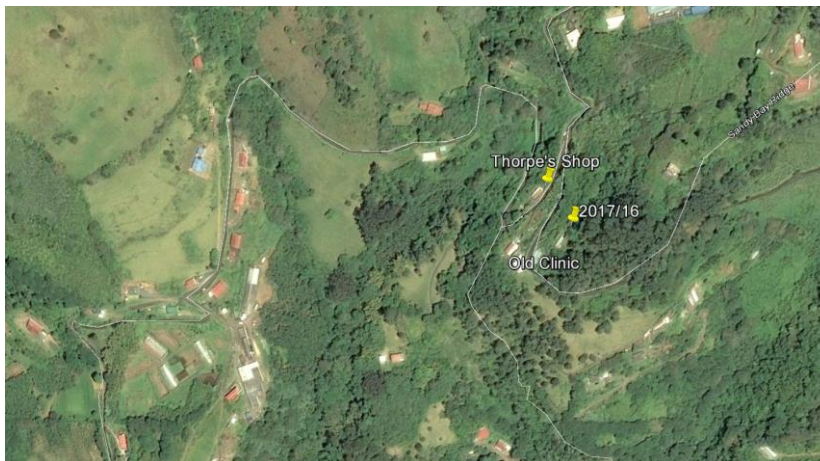
Roads: 'Applicant is to be fully responsible for any storm water flowing from the existing public road onto the property and should bear the cost of installing drains as appropriate. If appropriate, conditions should also require the applicant to be fully responsible for managing any storm water that falls on the development site. Storm water shall not be discharged onto the public highway.'

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located within the Intermediate Zone and not within any Conservation area.

Diagram 1: Location (Aerial view)



C. DEVELOPMENT DETAILS

The proposal is for a 3-bed split-level dwelling of 175m² floor space on a plot of 647m². The proposed house would have a maximum height of 8.2m (to the apex) from ground level. The cut-face slope would be 3m to the ground floor and approximately 5m to the rear of the dwelling.

PLANNING OFFICER'S APPRAISAL

Development approval was granted for application No. 2017/16 for the demolition of the existing dwelling and the construction of a 3-bedroom dwelling. At a recent visit by Building Control Inspectors noted that the proposed development had been part implemented but not in accordance with approved details. This development application seeks to rationalise the amendments prior to works recommencing. Notwithstanding, the principle of development of a dwelling at this site remains acceptable.

The site is located adjacent to the old Sandy Bay Clinic, overlooking the western slopes of Sandy Bay Valley. The old long-building previously on the site has been demolished and excavations and a front retaining wall have been undertaken.

Diagram 2: Approved Site Layout Plan & Excavation Proposals (2017_16)

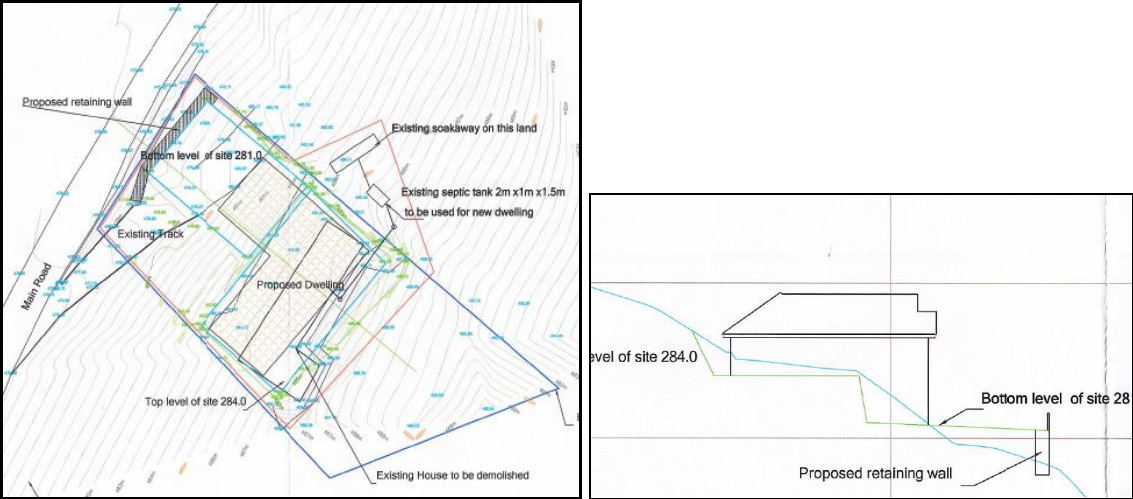


Diagram 3: Proposed Site Layout Plan & Excavation Proposals

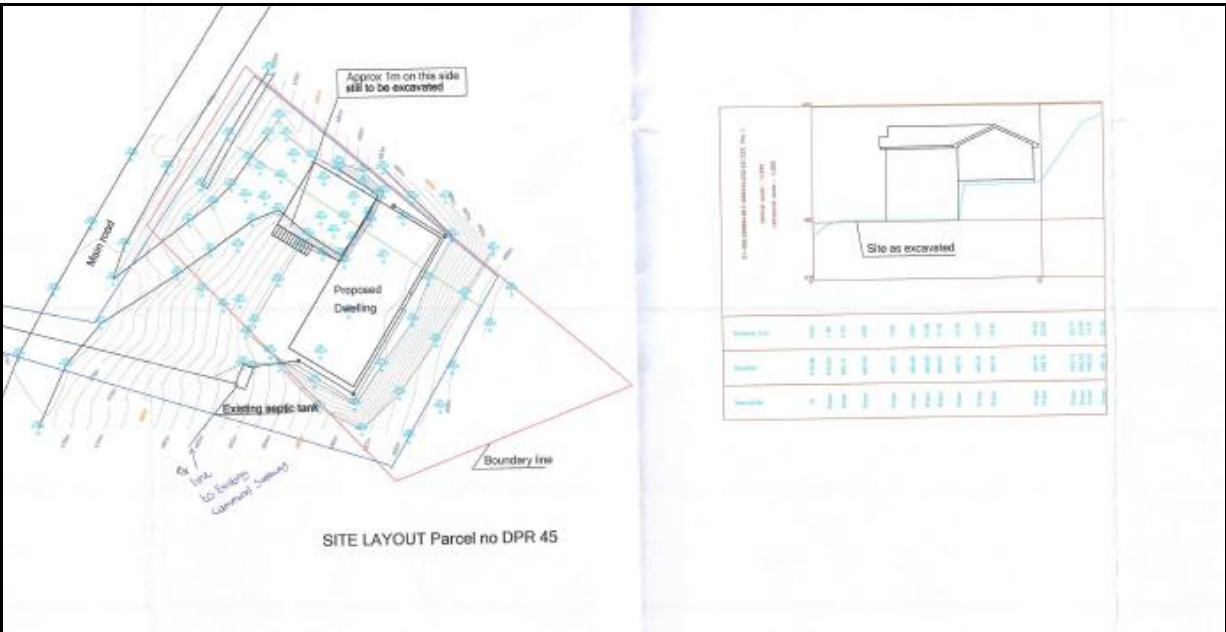
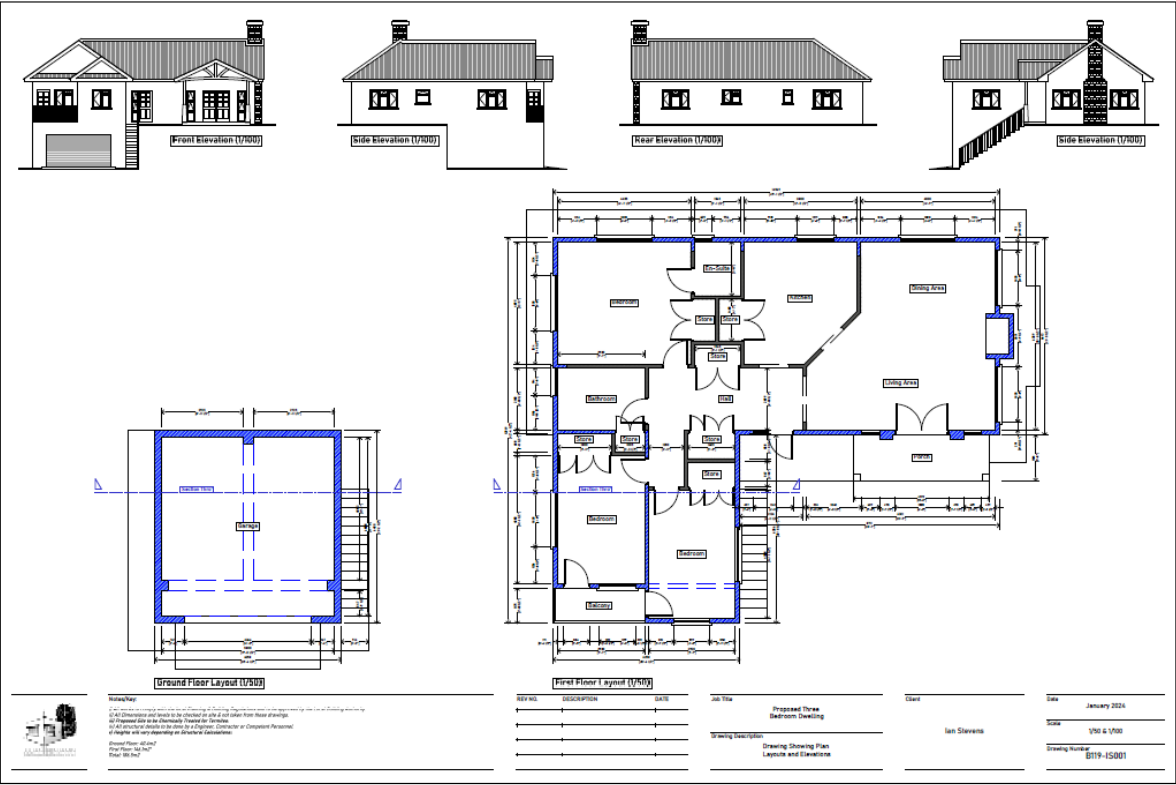


Diagram 4: Approved Front Elevation & Floor Layout Plans (2017_16)



Diagram 5 Proposed Elevation and Floor Plans



The proposal is for a new three bedroom dwelling with a relatively modern and spacious floor layout and is almost the same as that approved in 2017. The site is relatively small at 647m², but has the benefit of relatively undeveloped surroundings, such that there is a feeling of spaciousness. Further to this, it is located within a small node of existing development with the Clinic, and another split level house within close proximity and thus will not result in stand-alone development. As previously, the applicant proposes a split-level design and excavation would be minimal as a platform was previously created for the (now demolished) building. The building itself was previously considered to be acceptable and there have been no material changes such that the floor layout, elevations and external materials remain acceptable.

There is an existing access onto the site and sufficient space in front of the proposed garage to ensure on-site manoeuvrability and can therefore be supported.

The proposed retaining wall is slightly different to that previously approved, however it would continue to stabilise the parking area above the public roadway. The wall has already been provided using a mainly stone finish such that it blends with the natural landscape.

The location of a Septic Tank & Soakaway System has been established since the previous approval and the applicant can now link into the existing system on the former Clinic land to the south-west.

This development is located within the Intermediate Zone. It complies with Policy IZ1 in terms of the dwelling's siting, scale, layout, proportion, details and external material. The revisions include a higher excavation behind the property of 5m; while excavations greater than 3m are not normally permitted, the excavation was made some time ago and planning has already been established to the top section such that it would not appear as a jarring feature such that the proposed revisions to the previously approved scheme, will not negatively impact on the amenity of the area and there are no harmful impacts on neighbouring properties such that this proposal can therefore be supported.