

Planning Officer's Report – LDCA DECEMBER 2024

APPLICATION	2024/55 – Proposed Construction of a 2 Bedroom Split Level Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	10 th October 2024
APPLICANT	Delray McDaniel
PARCEL	SCOT0416 & SCOT0512
LOCALITY	Young's Valley, St Pauls
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Excavated Site
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 11th October 2024▪ A site notice displayed in accordance with Regulations.
EXPIRY	25 th October 2024
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 Objection
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 Response
12. National Trust	No Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located within Young's Valley, St Pauls where it is designated within the Intermediate Zone and has no conservation area restrictions

Diagram 1: Location Plan



PLANNING HISTORY

Development permission was granted in the year 2000, when a two bedroom bungalow was to be constructed on the current application site. A site plan was submitted and approved with two terraces measuring approximately 4m in height each. Over the last twenty years excavation has been carried out to remove large

boulders, however this has resulted in a significant amount of excavation of the hillside, which has deviated to what was approved, therefore a new application has been requested to rationalise this situation.

PROPOSED DEVELOPMENT

The proposal now is to construct a split level dwelling on the plot (rather than the originally approved bungalow). The design will comprise a separate kitchen, lounge, two bedrooms, shared bathroom, separate WC and patio on the first floor, and carport on the ground floor. The external walls will be constructed from concrete blockwork, plastered then painted. The roof style of the dwelling will be of a gable design with the roof sheeting being IBR.

Excavation will be necessary to accommodate the ground floor, where an embankment will be created measuring approximately 3.2m in height.

Access will be gained from the existing track that already joins to the main road to the south. Electricity and water infrastructure is available south west of the plot, and sewage can be connected into a proposed septic tank and existing soakaway within the gut.

Diagram 2: Proposed Site Layout

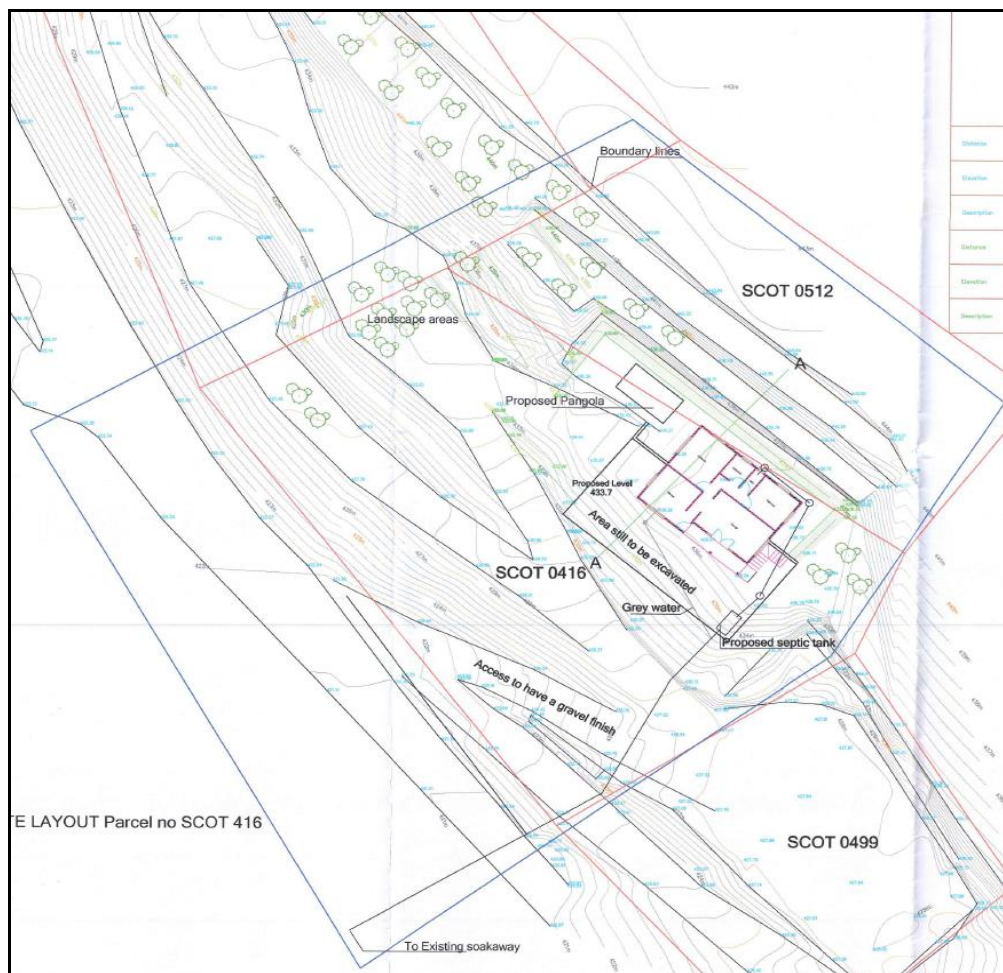


Diagram 3: Site Section

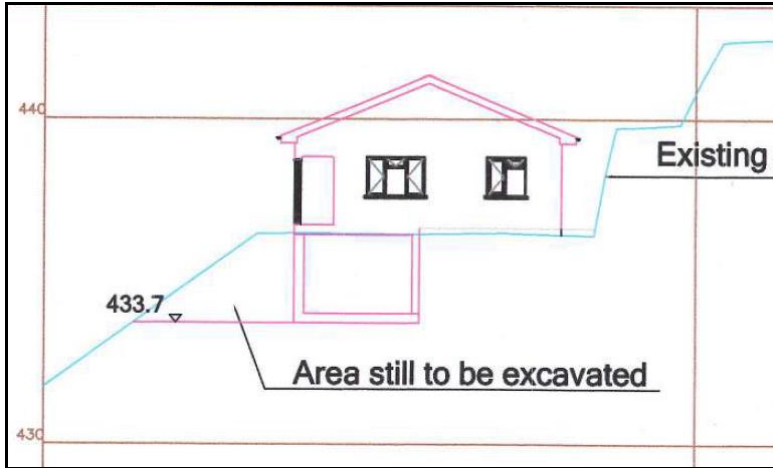
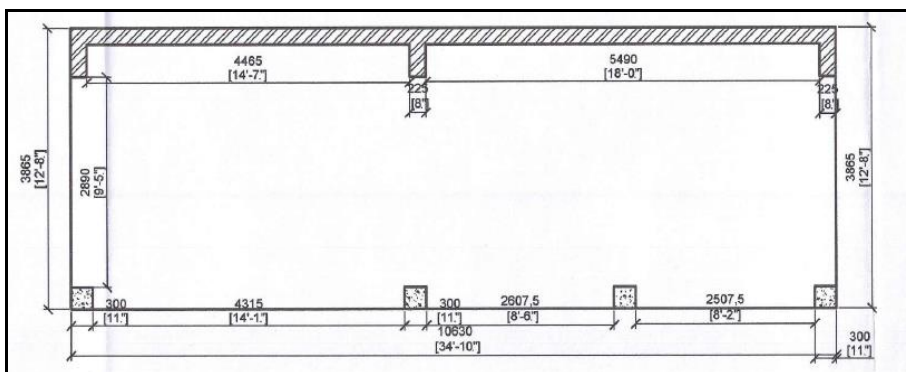
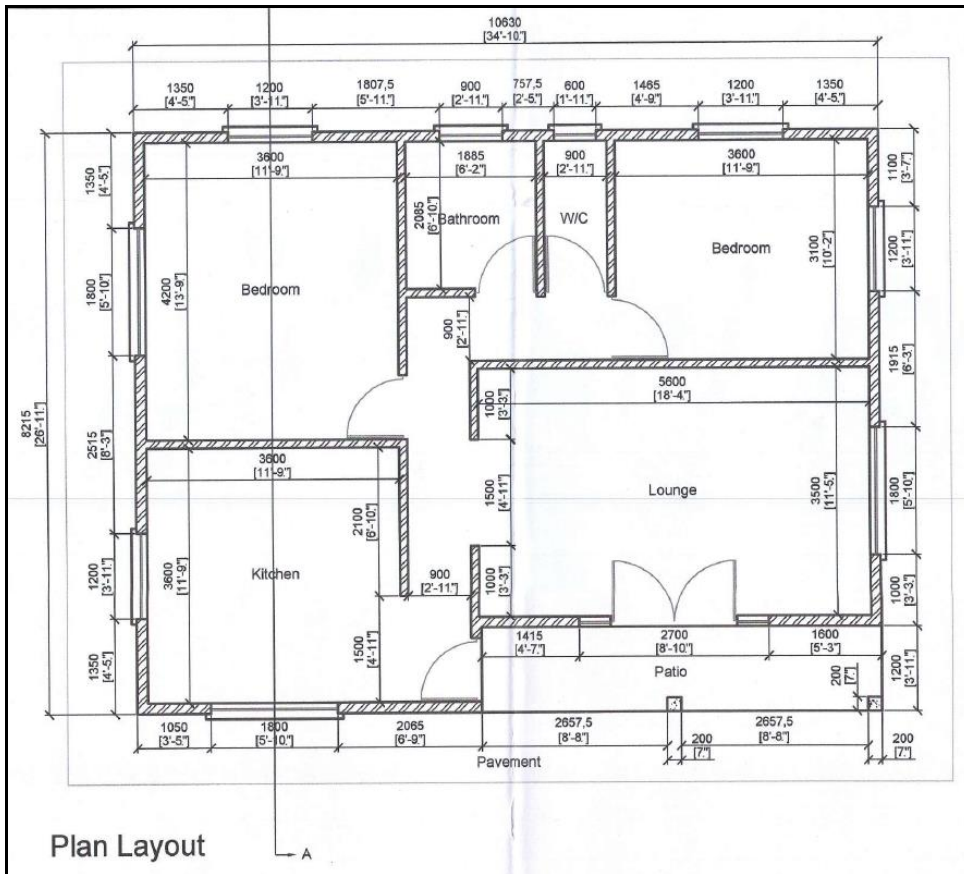


Diagram 4: Proposed First Floor & Ground Floor Layout



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received.

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 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

Significant scarring has taken place over the twenty years since this development was approved, as a result of numerous challenges with the site such as the removal of large boulders. What has been carried out in terms of excavation would not be acceptable under the current LDCP policies, however consideration must be given to the planning history (previously approved development) and when the development first started.

The change in house design from the originally approved bungalow is more conducive to site conditions such that it is welcomed with a split level design, which will limit the amount of overall excavation needed. The cut needed to accommodate the ground floor is in compliance with IZ1 f).

A pergola has been indicated on the top platform and is generally a feature seen with gardens of residential development. A Landscape plan has been submitted by the applicants which covers this application site and the other dwelling site. There is also intention to carry out various forms of landscaping, and this will be conditioned accordingly to ensure it is implemented.

Overall, the development will have the services needed for the residential use, the design is appropriate and coherent along with appropriate mitigation in place to reduce the visual impact of the development on the landscape, and therefore the development is considered acceptable in terms of its impact, in accordance with the relevant policies of the LDCP.