

Planning Officer's Report – LDCA MARCH 2025

APPLICATION	2025/05 – Construction of a Two Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	28 January 2025
APPLICANT	Telita Knipe
PARCEL	HTH1225
LOCALITY	Former Rifle Range
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant Land
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ The Sentinel Newspaper on 30 January 2025▪ A site notice displayed in accordance with Regulations.
EXPIRY	13 February 2025
REPRESENTATIONS	One Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

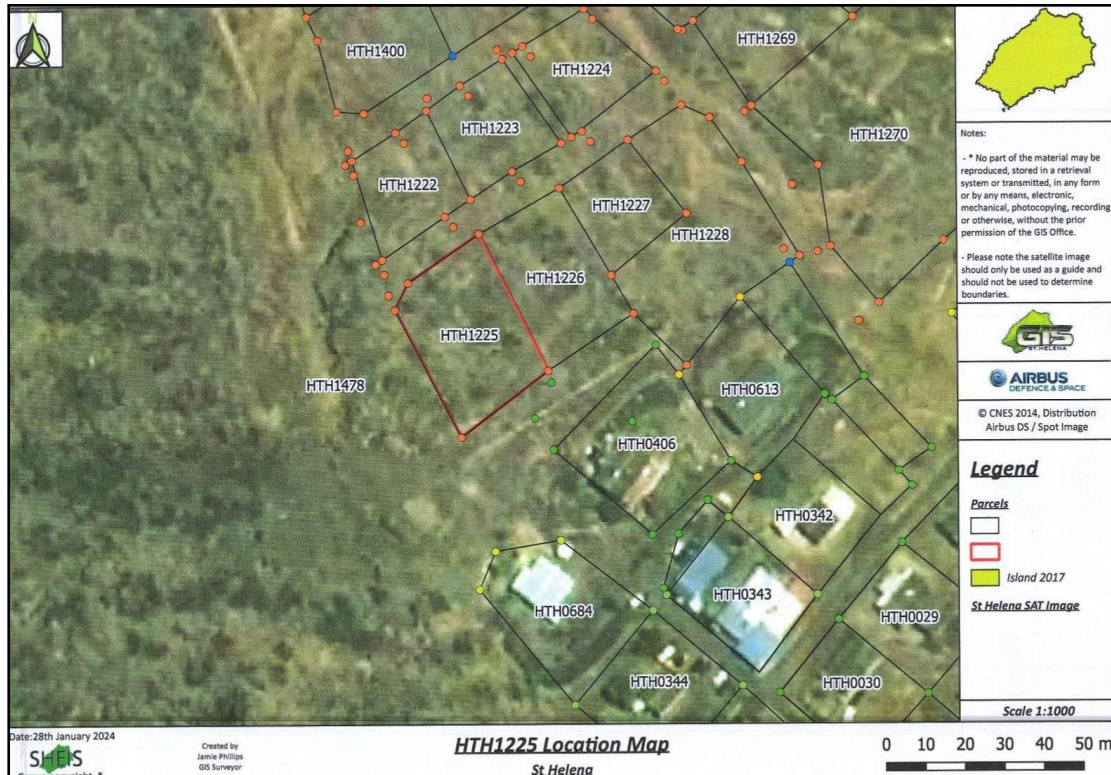
1. Sewage & Water Division	Objection – Comment
2. Energy Division	No Objection
3. Fire & Rescue	No Objection
4. Roads Section	No Objection – Comment
5. Property Division	No Response
6. Environmental Management	No Response
7. Environmental Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Objection
10. Aerodrome Safe Guarding	Not Applicable
11. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection
15. Maritime	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located near the Former Rifle Range, in Lower Half Tree Hollow, where it is a mixed use area and designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The Applicant is proposing to construct a two-bedroom bungalow near the former Rifle Range in Lower Half Tree Hollow, orientated towards the Northwest. The floor layout will be an open plan kitchen, dining and lounge, situated towards the front of the house, with a sliding door leading from the lounge on to a patio area. The two bedrooms and bathroom will be situated towards to back of the dwelling to the Southeast. The external walls will be constructed from concrete blockwork, rendered and painted. The roof will be a hip design and the material used will be IBR sheeting.

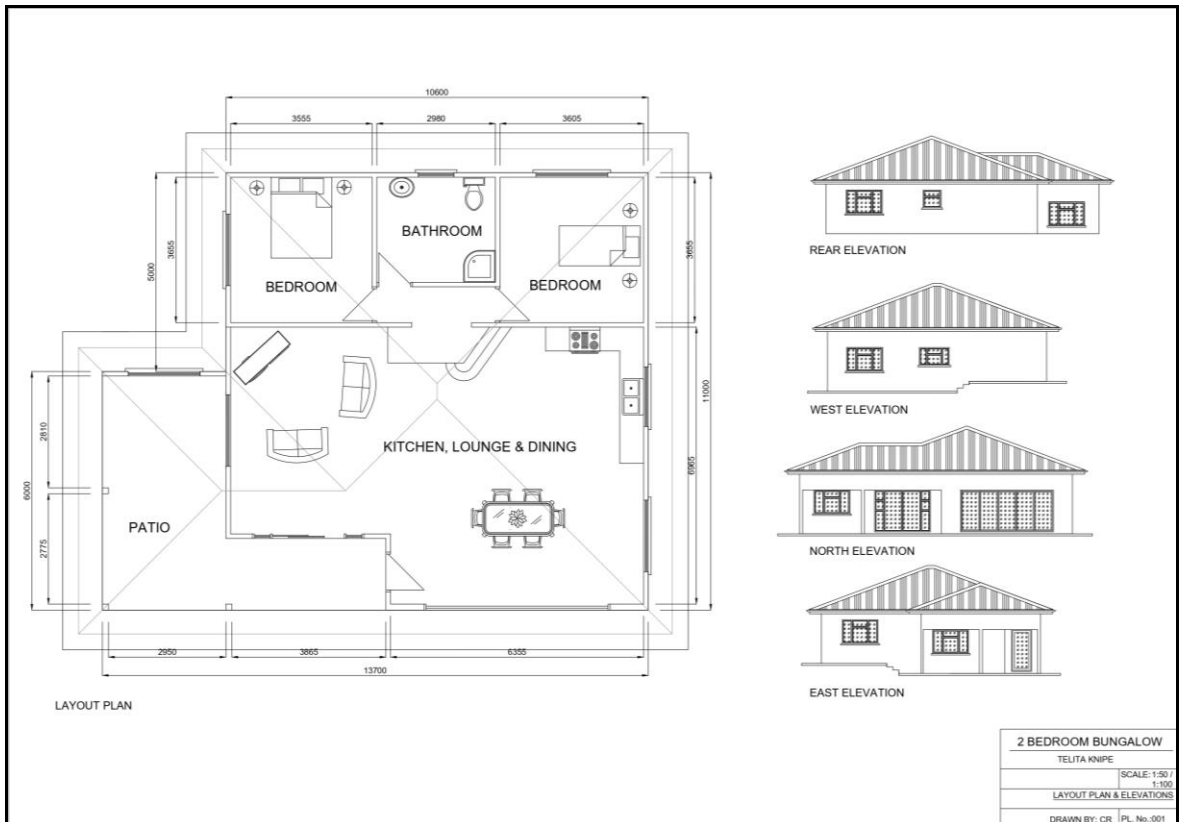
The proposed excavation will be to a depth of no more than 2-meters in height approximately. The total footprint of this build will be 136m². Access to the dwelling will be a newly-created track leading from an existing road located to the east. Connection to electricity and water infrastructure will have to be arranged in consultation with Connect St. Helena. It is proposed for dealing with sewage, that

connection to the communal system will be made when it becomes available again. Rainwater will be captured in storage tanks for landscaping.

Diagram 2: Site Plan



Diagram 3: Floor Plans



STAKEHOLDER FEEDBACK & REPRESENTATIONS

An objection was received from *Connect St. Helena – Water & Sewage Division* and a comment made by *Roads Section* as detailed below.

There were no further objections or representations received from stakeholders or any members of the public.

Connect St. Helena – Sewage & Water Division

OBJECTION – SEWER CONNECTIONS IN HALF TREE HOLLOW & JAMES TOWN 16.10.17

Connect object to the application on the grounds of the Septic Tank at the Gun's site currently being over-extended, hence it became over time more ineffective and under-designed in treating raw sewage properly. As a result a subsequent odour nuisance is now prevalent – as only partly treated effluent is released from the Tank into the receiving environment. In light of this, a new sewage treatment facility is earmarked for Half Tree Hollow, which is currently the subject of a planning application. Once implemented, Connect will review its position on this application.

[**Officer comment:** since the above comments a planning application was approved, however it has since lapsed]

Road 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.

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

In assessing this development proposal, the design is a typical, two-bedroom bungalow that shares a similar footprint and scale to that of neighbouring residential dwellings in the local area. The proposed development itself sits well within the plot's property boundary lines and is located within close proximity to water and electricity infrastructure for connectivity. Rainwater will be captured and repurposed for landscape irrigation purposes.

An access road will be created to the property and moderate excavation of the site will be required to approximately 2-meters. The dwelling will be constructed using materials that are in keeping with that of buildings in the local area.

Albeit there was an objection from *Connect St. Helena Sewage Division* to the proposal for connecting to the communal sewage system, however, the Applicant specified on their application "*Connect to communal line when available*", indicates that they are aware of the sewage restriction on the communal system. This application is being presented on this premise and also that there are other alternatives outwith the communal line, If *Connect* refuse the Applicant's request when the new sewage line is implemented in future, then they can provide an alternative. A suitably-worded condition is proposed to be attached.

The overall design of the proposed bungalow is coherent in of itself and with properties in the local vicinity. Therefore, this development proposal can be supported, as it has no adverse effect on the amenity or aesthetic of the immediate area.

To conclude; the proposal complies with the Intermediate Zone, Housing policies, Water Policy, Sewage, Storm and Drainage Policies and Road and Transport Policies and therefore can be supported.