

## Planning Officer's Report - LDCA October 2019

<b>APPLICATION</b>	2019/64 – Proposed two bedroom dwelling
<b>PERMISSION SOUGHT</b>	Permission in Full
<b>REGISTERED</b>	21 August 2019
<b>APPLICANT</b>	Edward Bowers
<b>PARCEL</b>	NG0098
<b>SIZE</b>	1.09 acres
<b>LOCALITY</b>	Lower Cleughs Plain
<b>LAND OWNER</b>	Edward Bowers
<b>ZONE</b>	Intermediate Zone
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 23 August 2019</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	6 September 2019
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / LDCA / EXCO

### A. CONSULTATION FEEDBACK

a) Water Division	No Objection
b) Sewage Division	No Objection
c) Energy Division	No Objection - Comment
d) St Helena Fire & Rescue	No Response
e) St Helena Roads Section	No Objection - Comment
f) Heritage	Not Consulted
g) Environmental Management	No Response
h) Public Health	No Response
i) Agriculture & Natural Resources	No Response
j) Property Division (Crown Est)	No Response

- |                               |               |
|-------------------------------|---------------|
| k) St Helena Police Service   | Not Consulted |
| l) Aerodrome Safe Guarding    | Not Consulted |
| m) Enterprise St Helena (ESH) | No Objection  |
| n) National Trust             | No Response   |

## B. DEVELOPMENT DETAILS SUMMARY

Proposed two bedroom bungalow development with built on garage. The bungalow including the garage has a floor area of 161m<sup>2</sup> and is proposed to sit on a site measuring 4482m<sup>2</sup>. 90% of the land on which the development will be positioned has been excavated. The additional land for proposed excavation provides space for and around the garage, and allows space for parking.

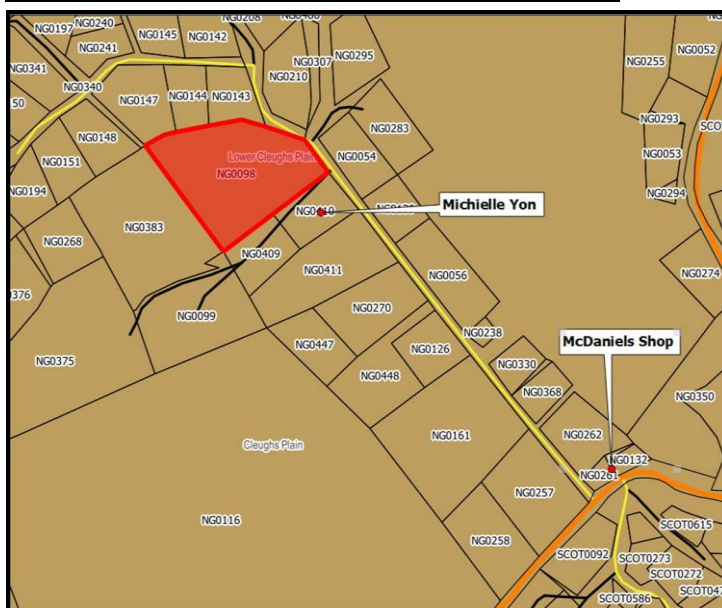
The proposed access to this development will be excavated leading off the existing residential road (on Crown land) to lower Cleughs Plain (see comments from the St Helena Roads Section in the Consultation and Representation section of the report below for new access road construction specification).

A new septic tank and soakaway has been designed for the proposed development as a result of the findings and calculations of a percolation test carried out on the 19<sup>th</sup> August 2019. The new sewerage system is positioned well within the boundary of the site.

## C. SITE DETAILS

The proposed development is located within the **Intermediate Zone** where relevant IZ1 policies apply such as serviceability and impact on neighbouring amenity. There are no Conservation Area restrictions.

**Diagram 1: Location Plan (lower cleughs plain)**



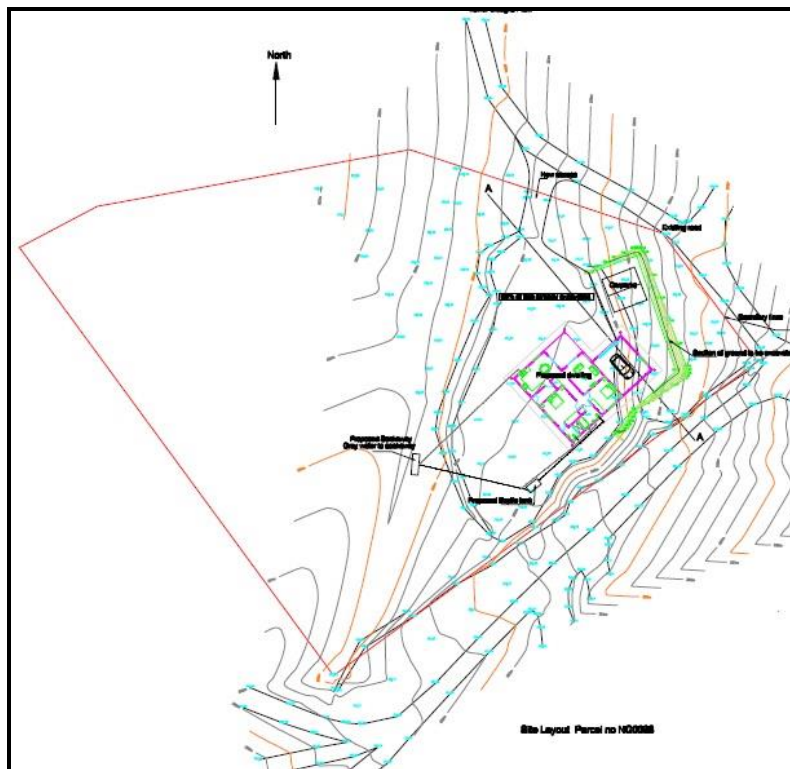
Report Author: P Scipio  
 Authorised by: I Mohammed (CPO)  
 Report Date: 2<sup>nd</sup> October 2019  
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The site/property plot No. NG0098 is owned by the applicant and measures approximately 1.09 acres (4482m<sup>2</sup>). The site is substantially larger than the surrounding plots with the proposed development positioned within the east corner of the site.

The highest point of the embankment for the proposed site excavation sits between the 394 and 395 metre contour with the cut levelled base sitting on the 392 metre contour which gives a maximum height of 2.5 metres.

The adjacent property's to the north and west of this site are also residential and comprise of single story pitched roof design houses, the two properties to the south are one and a half story houses with steeper pitched roofs. While there are varied house designs surrounding this development it enhances the entire residential community.

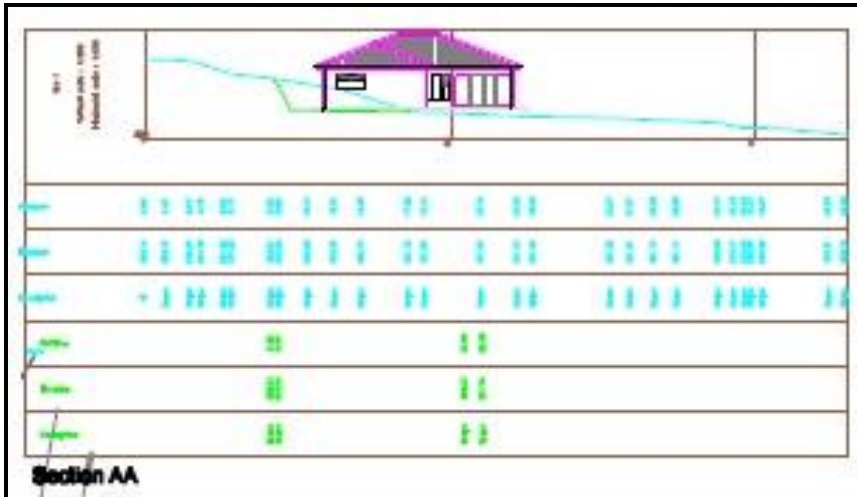
**Diagram 2: Site Plan**



The position of the house on site and of the sewerage system allows for more than adequate land for storm water overflow and grey water seepage, thus alleviating any issues with foul, grey or storm water affecting adjacent properties.

As seen from the site section drawing below, the height of the excavated embankment is lower than three metres and thus is in accordance with policy LDCP IZ1 f) – ‘the design and layout do not **generally** entail excavation nor making up of levels to a depth or height in excess of 3m’.

**Diagram 3: Site Section**

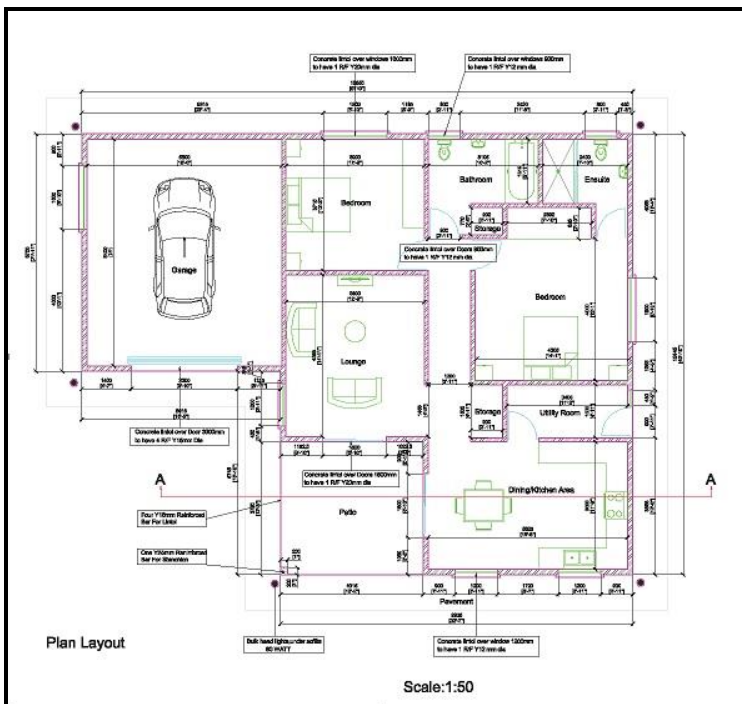


The existing land is vacant with partial excavation that occurred a number of years ago. However, none of the existing embankments are higher than three metres. The land and existing excavation is overgrown with trees and shrubs.

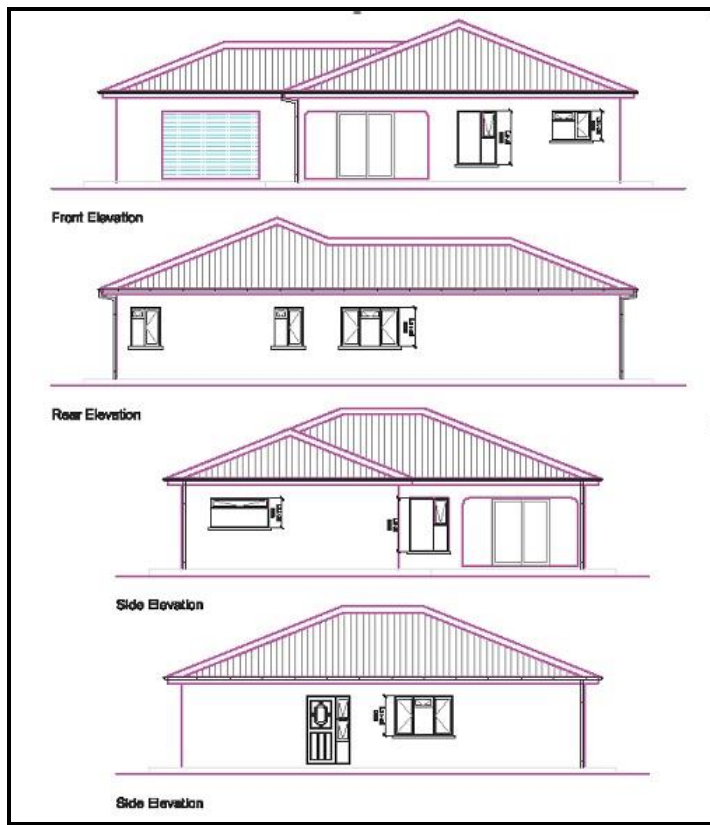
**THE PROPOSED DEVELOPMENT**

A two bed, two bath single story house with attached garage. The design creates an L-shape building with a hipped roof constructed at two different levels which contributes to the character of the house and enhances the appearance. The internal layout allows for easy and convenient flow from entrances to the rest of the house, making good use of spaces for storage and avoiding a lengthy passageway. All rooms are spacious and well beyond the minimum sizes required under building regulations.

**Diagram 4: Plan**



## Diagram 6: Elevations



## CONSULTATION AND REPRESENTATIONS

Energy Division: Planning must ensure that the applicant comply with the clearances laid down for the HV and LV infrastructure. Application required for electricity.

St Helena Road Section: Responsible for any storm water. Adequate drainage between main road and new access, road splay should be done in accordance with the roads policy and should be done to a reasonable standard and not to cause any damage to any existing surface.

No representations were received from members of the public, including immediate neighbours.

## 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:

- IZ1 a) - *'the siting, scale, layout, proportion, details and external materials in any development, including individual dwellings, form a coherent whole both in the development itself and in relation to surrounding development.'*
- IZ1 b) – *'the proposed use is not materially damaging to the amenity of existing development.'*
- IZ1 f) – *'the design and layout do not **generally** entail excavation nor making up of levels to a depth or height in excess of 3m',*

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- IZ1.g) – *‘the development demonstrates the availability of safe vehicular access and all relevant services and will not be brought into use until these are in place, including:*
  - i. *Effective and sustainable means of dealing with sewage and solid waste, sufficient to avoid pollution*
  - ii. *Collection and re-use of rainwater and means of dealing with surplus surface water*
  - iii. *If the development includes habitable accommodation and places of employment, a sustainable drinking water supply.*
- IZ1.h) – *‘the design and layout incorporate effective landscaping proposals and means of implementing and irrigating those proposals sufficient to blend the development into the landscaping including that soil present on site shall be re-used in landscaping, garden areas and excavated rock shall be reused in the development or otherwise reused in development projects off-site.’*
- W2 – *‘There will be a presumption in favour of development which, by its design, minimizes water demand. Development permission will not be granted for development which fails to include rainwater collection, storage and use, and, in the case of commercial and community development, appropriate storage, treatment and re-use of grey water.’*
- SD1 b) – *‘Development permission will be granted for the construction of facilities for the handling of storm water, including water from roofs and other impermeable surfaces. Such water shall be separated from sewage and reused in the development, including for irrigation of landscaped areas.’*
- SD1 c) – *‘Development permission will not be granted for development which fails to make provision for the separation of Stormwater from sewage or fails to make appropriate provision for the disposal of storm water and sewage and appropriate usage of rainwater.’*
- SD.3 – *‘Development permission will not be granted for development which relies on disposal of sewage effluent to the ground in any area which forms part of the catchment or aquifer of a potable water supply.’*
- SD.4 – *‘In all cases where sewage treatment is proposed by means of a septic tank, including from separate dwellings or small groups of dwellings, tourism-related development, or commercial or community development, development permission will be granted only where it can be demonstrated by soil percolation tests that disposal of effluent can be demonstrated by soil percolation tests that disposal of effluent to a soakaway in the ground can be effected without risk of pollution to ground water or a watercourse. Where it is not possible for percolation tests to demonstrate avoidance of such risk, alternative means of treating the effluent, such as reed beds or mechanically accelerated digestion systems, will be required. In no cases*

*will development permission be granted for new development where it is proposed to discharge untreated effluent to the sea.'*

## **OFFICER ASSESSMENT**

The design and position of the proposed development makes for the best use of the land. The L-shaped layout and the varied hipped roof adds character and enhances the design and appearance of the building. This proposed development does not impact negatively on the surrounding residential area.