Planning Officer's Report - LDCA October 2019

APPLICATION	**2019/47 –** Proposed Conversion: Bungalow to Split Level
PERMISSION SOUGHT	Permission in Full
REGISTERED	11 June 2019
APPLICANT	Madolyn Andrews
PARCEL	BG0251
SIZE	0.16 acres
LOCALITY	Barren Ground
LAND OWNER	Madolyn Andrews
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Existing three room house
PUBLICITY	The application was advertised as follows: ▪ Independent Newspaper on 14 June 2019 ▪ A site notice displayed in accordance with Regulations.
EXPIRY	28 June 2019
REPRESENTATIONS	None Received
DECISION ROUTE	~~Delegated~~ / **LDCA** / ~~EXCO~~

A. CONSULTATION FEEDBACK

a)	Water Division	No Objection
b)	Sewage Division	No Objection
c)	Energy Division	No Objection (Comments: The alterations/modification of the building will have an impact on the original electrical installation. An application for a retest of the electrical installation on completion of the works required.
d)	St Helena Fire & Rescue	No Response
e)	St Helena Roads Section	No Objection
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

1.1 To convert a single story three room bungalow into a split level house. Modify existing bungalow by adding a retaining wall at the rear, erecting a timber column on the front/left side of the building as a support to the proposed deck above and extending the room on the left side to square the building. Utilising a section of one of the ground floor rooms to install a stairway. Form a timber first floor and timber cladded wall structure directly over the existing ground floor building, with a concrete block structure at the rear. The split-level proposal will create a two bed, two bathroom, kitchen, dining and lounge open plan design with a built in single garage.

C. OFFICER APPRAISAL

1.0 SITE DESCRIPTION

1.1 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. The boundary plot is located approximately 18 metres from the main road along the existing access track.

Diagram 1: Location Plan

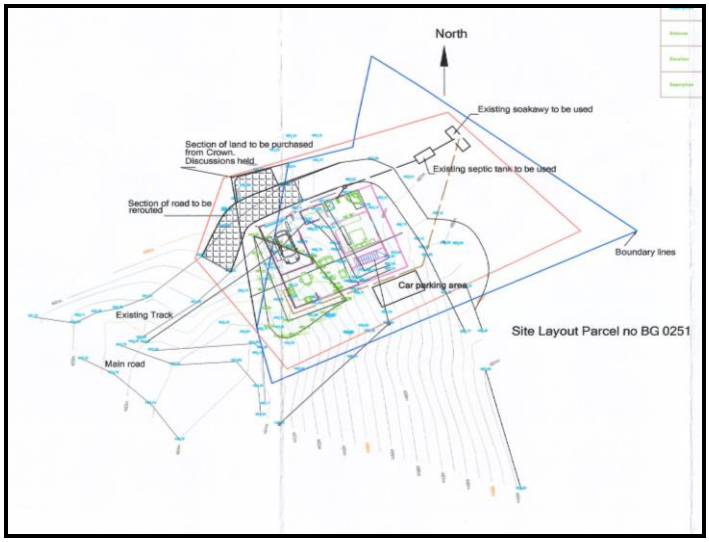
1.2 The site is substantially larger than the proposed development, however, because of the position of the existing bungalow and the slope of the existing land from west to east, the proposed extension encroaches on Crown land. The planning office has received an email dated 17th Sept 2019 from the Crown Estates Officer confirming approval for additional land subject to planning approval.

1.3 The cut level of site excavation is on the 490m contour which allows for 50% of the first floor to either be built up of the existing sloped land or suspended over and onto the proposed retaining wall. While either design is acceptable they are not shown on the building plan, elevations or section drawing. The subsequent effect of this lack of detail is that the access from the proposed road to the new garage is hindered. This is a matter that will be addressed when the applicant submits for building regulation approval. While this might not hinder the proposal from receiving planning approval, the design disjoint between the plans, elevations and sections are evidence of a lack of design vision and structural understanding.

1.4 All drainage from the proposed bathroom on the first floor will be connected to the existing septic tank and soakaway via the existing pipework from the existing bungalow and therefore, will not create any drainage issues on the applicant's site or adjacent sites. New pipework will be installed from the proposed kitchen to the existing soakaway.

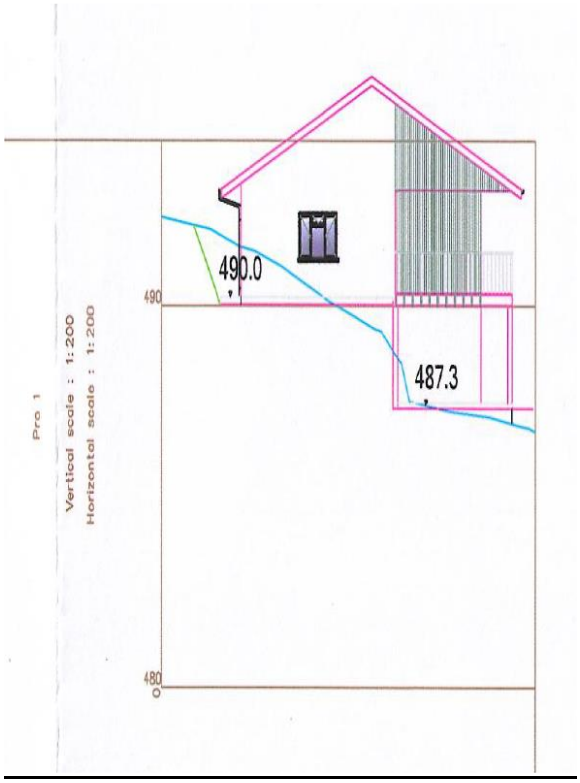
1.5 While there is an existing access track from the main road to the site, because of the position of the proposed development a section of new access road is required to be excavated. This section of new road will also fall within the additional land that is required from Crown Estates.

Diagram 2: Site Plan



1.6 As seen from the site section drawing below, excavation is minimal with the highest level of embankment (3.3 metres) in the south west corner.

Diagram 3: Site Section



2.0 THE EXISTING

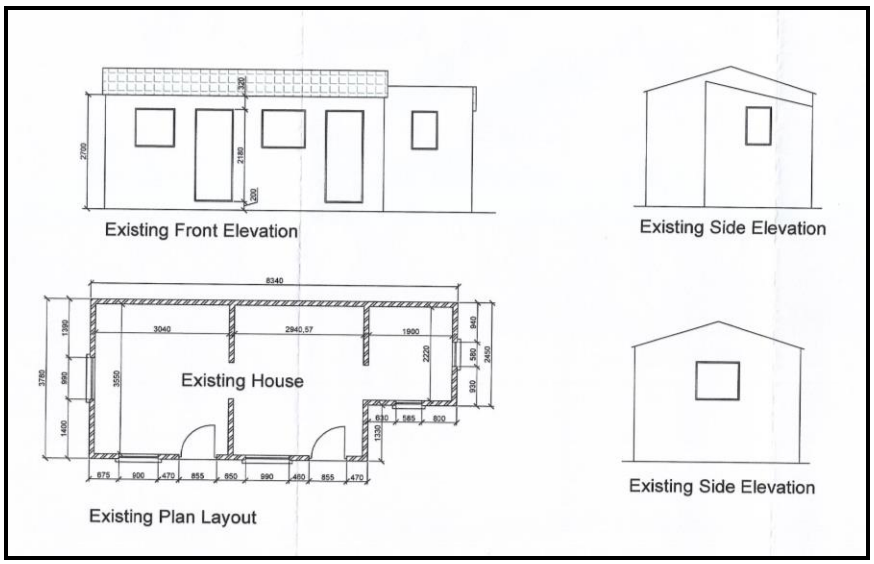
2.1 The existing three bedroom bungalow is a 450x225x100mm concrete blockwork structure. The foundations and walls do not have the structural strength to allow a concrete floor and concrete blockwork wall structure above.

2.2 The smaller room on the north corner will be extended to create a square building to allow for the support of the first floor floor-joist and subsequent first floor extension.

2.3 A 450x225x225mm reinforced concrete blockwork retaining wall to be built behind the existing building as support to the first floor extension which will also render protection to the existing building.

2.4 Existing Roof structure and asbestos roof covering to be removed (see point No. 14 under heading: "**RECOMMENDATION"** below for best practise on correct asbestos removal and disposal). Top of gable walls to be demolished to create a level structure to receive the timber floor joist.

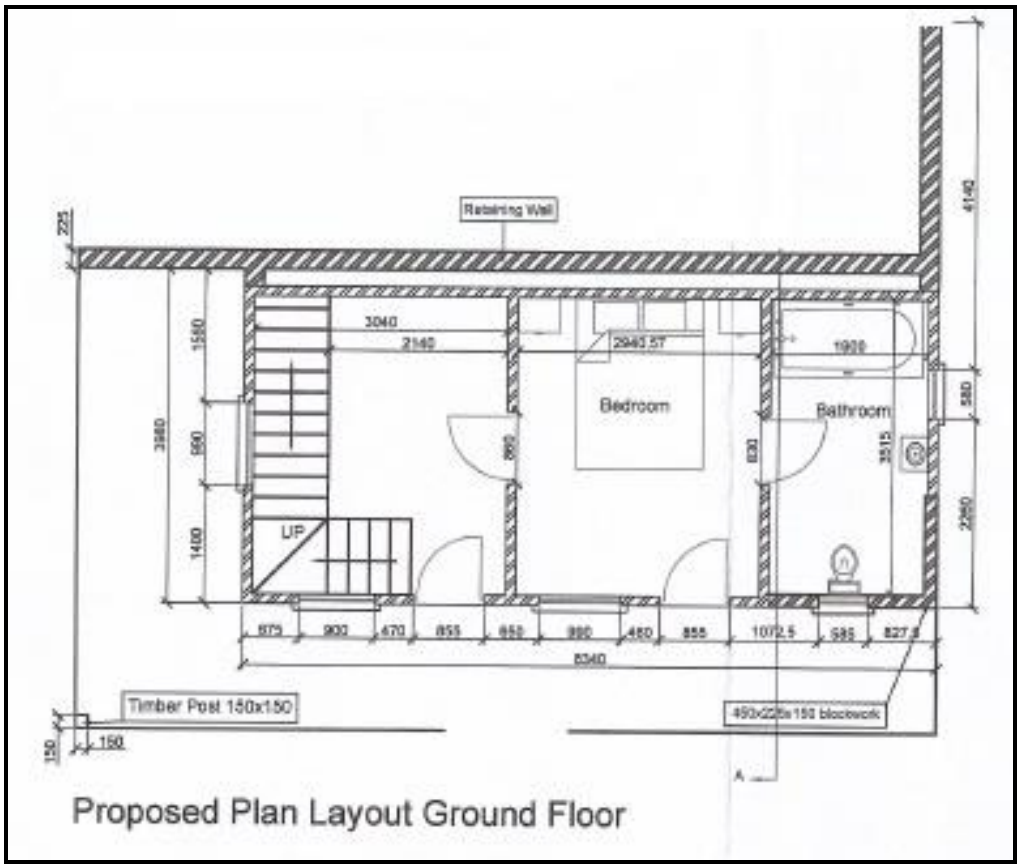
Diagram 4: Existing House



3.0 THE PROPOSAL

3.1 The alterations to the existing building creates a new bedroom and bathroom and utilises a room for the proposed stairs and possible storage space. The refurbishment of the existing building with new windows and doors breathes life back into an unused structure and ultimately creates a habitable space.

Diagram 5: Plan (ground floor) (existing building refurb)



3.2 The proposed first floor consist of a kitchen, dining and lounge open plan design, a bedroom and bathroom, a built-in garage and a timber deck.

3.3 The structure directly over the existing building will be timber framed with fibre cement board or timber board as an external cladding. The floor directly over the existing building to be timber structure and boarding.

3.4 The timber floor joist to be cantilevered to create a timber viewing and sit out deck.

3.5 The structure to the rear on the first floor to be traditional concrete blockwork on an approved concrete floor. Timber roof structure with inverted box ribbed roofing.

Diagram 6: Plan (first floor)

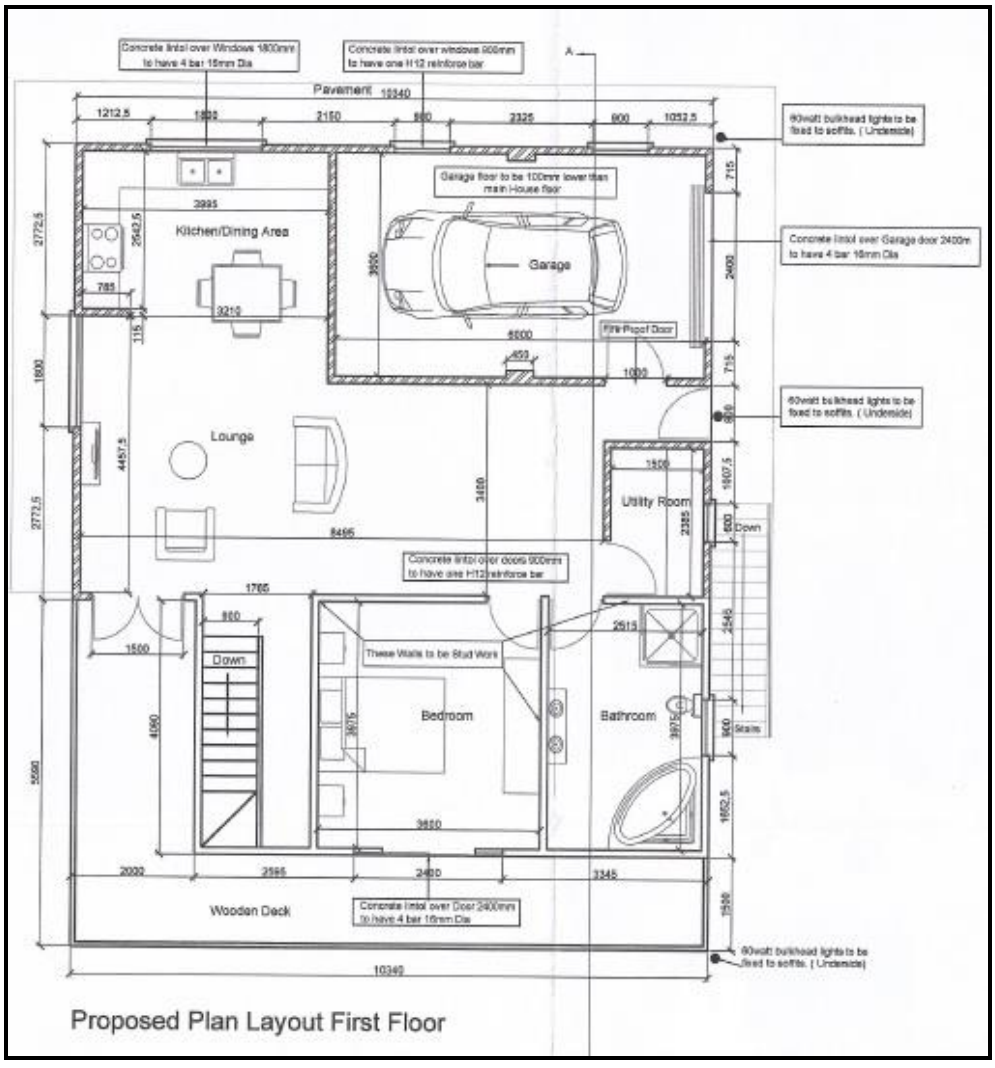
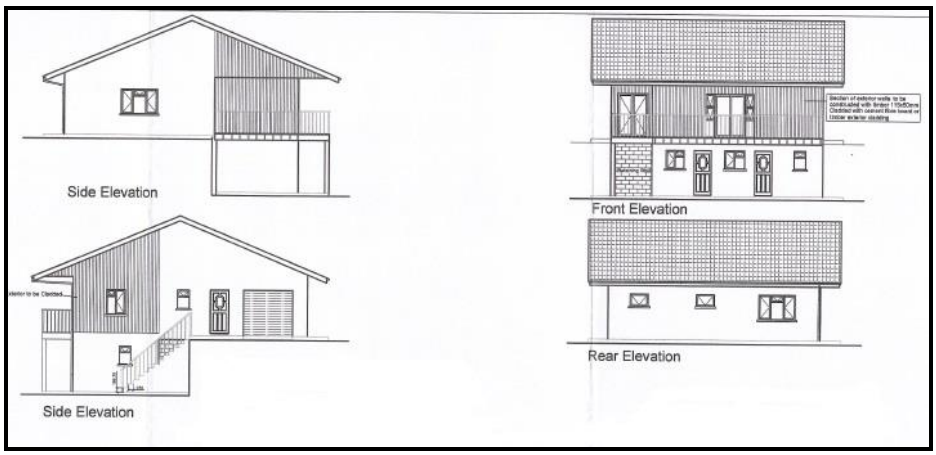


Diagram 7: Elevations



4.0 REPRESENTATIONS

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

5.0 POLICY FRAMEWORK

5.1 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',*
- *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.'*

6.0 OFFICER'S ACCESSMENT

6.1 There are concerns:

1. Inadequate truss design over the span length above the kitchen, lounge and stairs.
2. The lack of details on the first floor support on the North West side.
3. Inadequate timber deck support on the south east side.
4. There are no evidence of how the section of access road adjacent to the proposed garage will be retained.

6.2 While the absence of the details above could cause the development not to be structurally sound and thus fail, there are solutions and these will be addressed

by building control on submission of this application for building regulation approval.

6.3 Overall the design allows for best use of the land and enable the reuse of an existing building. It creates a modern look dwelling which fits in with neighbouring properties.