

Planning Officer's Report - LDCA October 2019

APPLICATION	2019/50 – Proposed two bedroom bungalow
PERMISSION SOUGHT	Permission in Full
REGISTERED	18 June 2019
APPLICANT	Teri Leo
PARCEL	SH0256
SIZE	0.49 acres
LOCALITY	Silver Hill Ridge, Levelwood
LAND OWNER	Teri Leo
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Residential (a house exist on the site)
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 21 June 2019▪ A site notice displayed in accordance with Regulations.
EXPIRY	5 July 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 Response
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 Objection
i) Agriculture & Natural Resources	No Response
j) Property Division (Crown Est)	No Response

Report Author: P Scipio

Authorised by: I Mohammed (CPO)

Report Date: 19 September 2019

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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

The proposed development is for a two bedroom bungalow. It is proposed to excavate land and erect the new dwelling to the south of the existing bungalow on plot no. SH0256. Access to the site already exist from the main highway. The development will include a new sewerage system. Design features includes a 450mm step down kitchen, dining and lounge with a stepped roof design.

C. SITE DETAILS

The proposed development site 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 1



Diagram 2: Location Plan 2



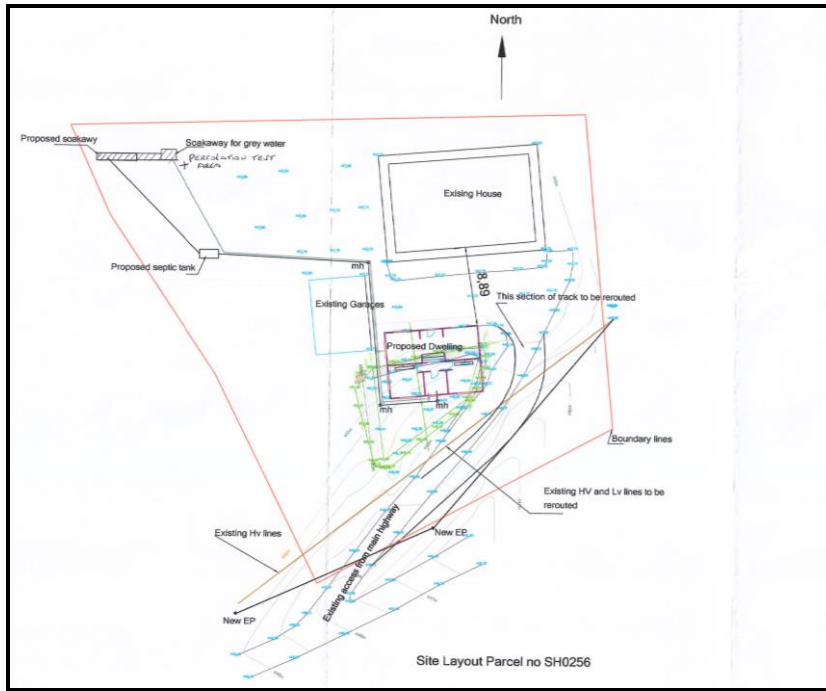
The site is owned by the applicant's father and is approximately 0.5 acre, (2033m²). The site is large enough for the new development to be positioned to the south of the existing house and still allow adequate space (8.89metres) for access to the existing garages between the buildings.

The position of the new build sits centre of the existing excavated embankment of the existing house. To create a level platform it is intended to continue the excavation of the original thus allowing the existing house and the new build to be on the same level.

The site sits above the main road and is enclosed by trees on all four sides. The existing and proposed house faces north and is only wholly visible from the adjacent hillside to the north. The adjacent property's to the east and west of this site are also residential and comprise of single story pitched roof design houses.

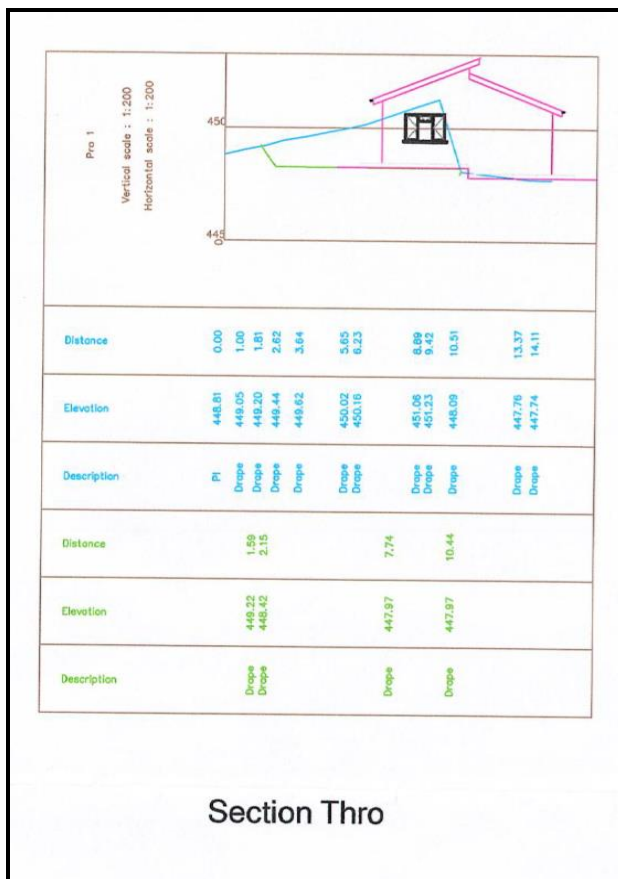
A percolation test was carried out to the north west of the site and a trenched soakaway (9000 x 1000mm) have been designed for that position on the site. A new septic tank has also been designed and positioned on the site. This will alleviate any issues with foul or grey water affecting adjacent properties.

Diagram 3: Site Plan



As seen from the site section drawing below, excavation will continue along the line of the original and thus allow both houses, the existing and proposed to be on the same level.

Diagram 4: Site Section



The existing house is not affected by the proposed development, with a distance of 8.89m between the two buildings.

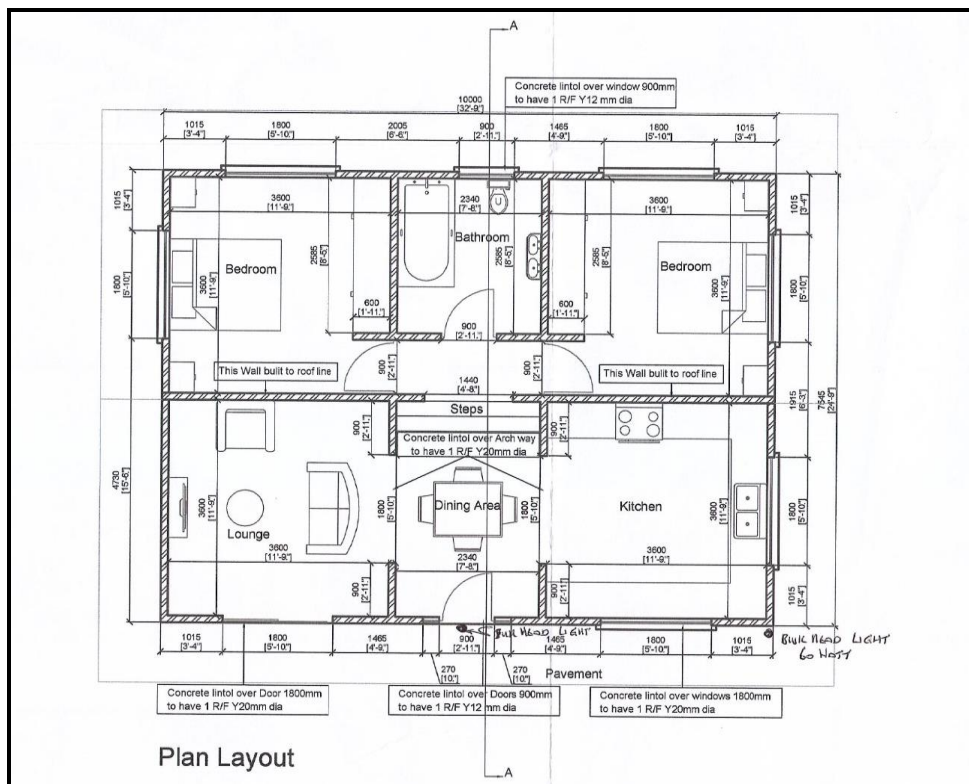
Equally the proposed new build to the south of the existing house does not have any impact on access to and from the existing house to the main road. It does not have any impact on the view from the existing house. While the appearance of the roof design is different from the existing, it does not distract from the existing property on this site.

Design Details

The proposed building is a simple two bedroom bungalow with a stepped down design. Both bedrooms are double rooms and of same size, situated on either side of the bathroom to the rear of the house and on the one level. The kitchen, dining and lounge are to the front of the house and stepped down 450mm below the bedrooms.

The entrance to the dining room from the bedroom is through an archway and via three steps, (there is a possibility that in the future the archway to be opened up as wide as the dining room and a ramp installed if the applicant finds climbing the steps difficult). There are two entrances and exits via the dining room and lounge.

Diagram 5: Plan



The proposed roof is stepped with the rear pitched section overlooking the front roof section. This design feature is done mainly for two reasons; 1. To provide additional light if the design limits light from traditional windows, and 2. If the stepped down

design is so varied in height that the headroom or ceiling height on the upper level is too low or below building regulation height. In this proposal neither of these two points are the reasons behind this design feature. While the applicant might be happy with this design feature as additional character to the house, there are no reasons why the ridge of the proposed roof could be level while allowing the rear eave to be higher than the front.

Diagram 6: Elevations 1

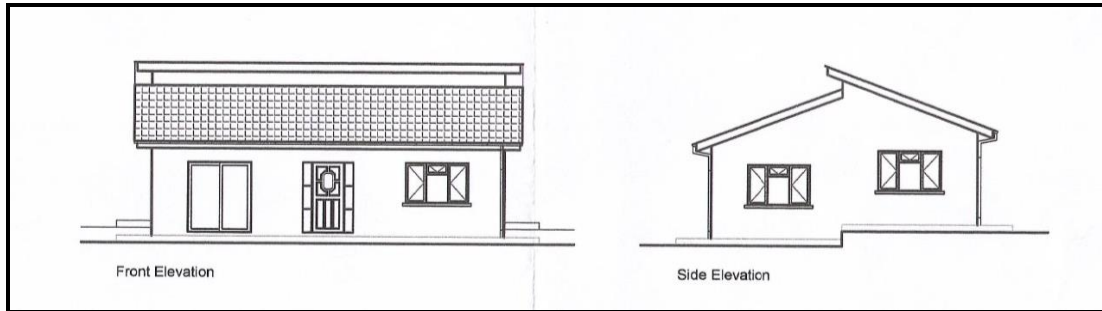


Diagram 7: Elevations 2

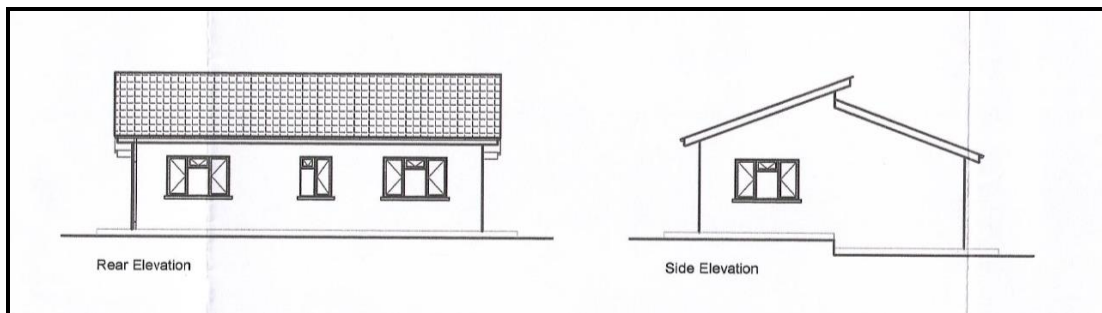
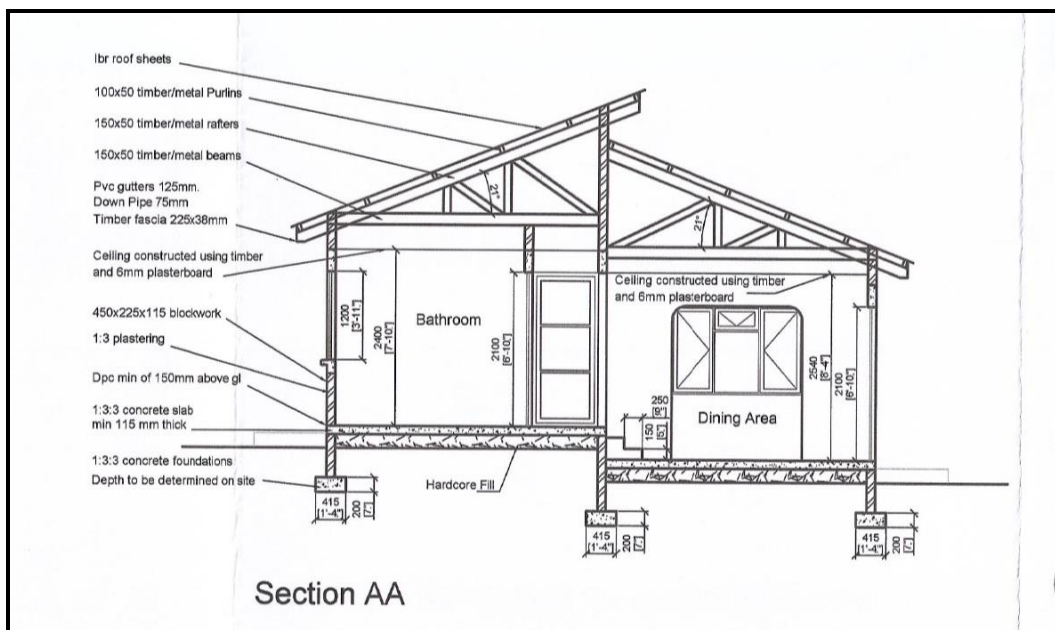


Diagram 8: Section Thro'



The main issue with this roof design is that the supporting centre wall is a standalone, 115mm thick concrete block wall and spans the entire length (10 metres) of the house and is 1.8 metres high. Lateral pressures from the roof's structural loads and additional wind loads might put this section of wall into failure. If this roof design and appearance receives planning approval, it will become an issue that will need to be addressed with building control when the application is submitted for building regulation approval.

REPRESENTATIONS

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',*
- 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'S ACCESSMENT

While there are concerns as listed above under "The Proposed", there are solutions for those of a structural nature and will be addressed by building control on submission of this application for building regulation approval.

With regard to the appearance because of the steeped roof and floor; it adds a different look to a somewhat basic bungalow design, however, whether it adds character or not is a personal choice.

Overall the design is simple and allows for best use of vacant land. The single story, bungalow design fits in with the neighbouring properties.