

## Planning Officer's Report – LDCA OCTOBER 2019

<b>APPLICATION</b>	2019/65 – Proposed Construction of a 2 Bedroom Dwelling
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	20 <sup>th</sup> August 2019
<b>APPLICANT</b>	Andre Crowie
<b>PARCEL</b>	LWS0596
<b>SIZE</b>	0.19 acres (786m <sup>2</sup> )
<b>LAND OWNER</b>	Andre Crowie
<b>LOCALITY</b>	Longwood Hangings
<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 <sup>th</sup> September 2019
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

1. Water Division	No Objection
2. Sewage Division	No Objection
3. Energy Division	No Objection
4. Fire & Rescue	No Response
5. Roads Section	No Objection
6. Property Division	No Response
7. Environmental Management	No Response
8. Public Health	No Response
9. Agriculture & Natural Resources	No Response

10. St Helena Police Services	Not Consulted
11. Aerodrome Safe Guarding	No Response
12. Enterprise St Helena (ESH)	No Objection
13. National Trust	No Response

**B. DEVELOPMENT DETAILS SUMMARY (approximate / rounded figures)**

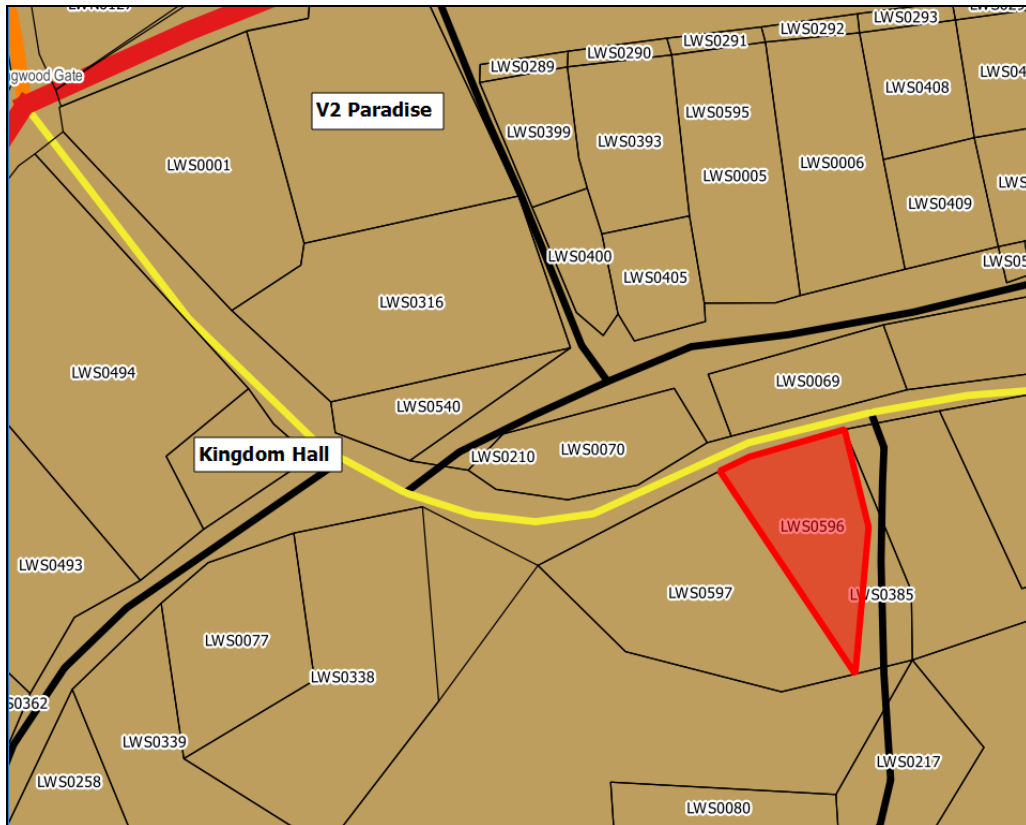
Parcel LWS0596	:	786m <sup>2</sup>
Building Footprint	:	64m <sup>2</sup>
Plot Coverage	:	8%
Apex Height	:	4.7m
Cut-Face Slope Height (Highest Point)	:	3.0m
Cut-Face Slope Gradient	:	60°

**C. PLANNING OFFICER’S APPRAISAL**

**LOCALITY & ZONING**

The location for this proposal is situated approximately 100m south east of Kingdom Hall and 110m – 120m south of V2 Paradise at Longwood. The plot sits adjacent to the property of Mr Robert Duncan and is within the Intermediate Zone, where there are no conservation area restrictions.

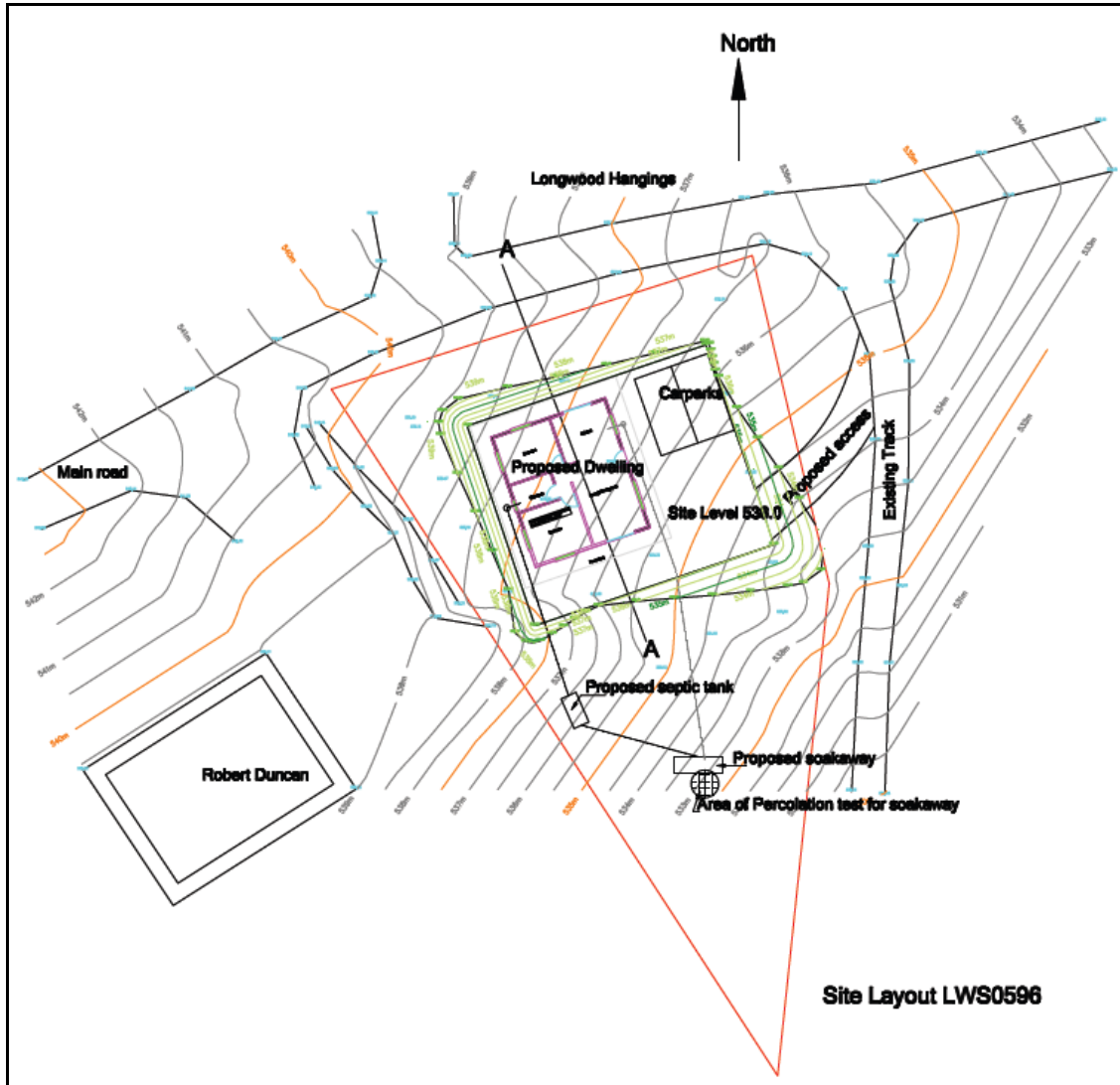
**Diagram 1: Locality & Zoning**



## THE PROPOSAL

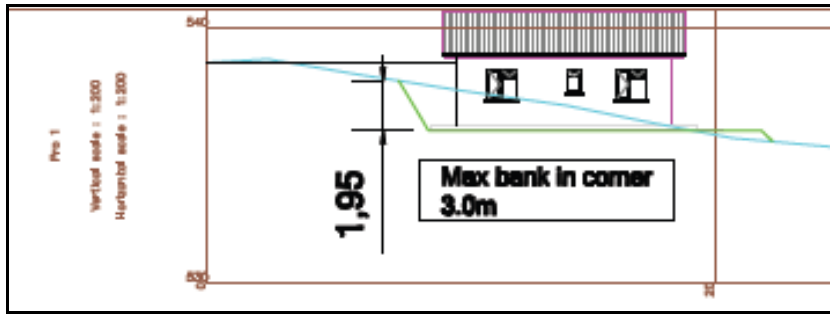
The plot is average in size comparison to those in the area measuring 786m<sup>2</sup> and is currently undeveloped. A two bedroom dwelling is proposed, with a footprint of approximately 64m<sup>2</sup>; as a result the eventual plot coverage will be low at 8%. The building itself will be situated facing east.

**Diagram 2: Site Plan**



The site slopes from North West to south east, where a cut of approximately 3m at its highest point is proposed at the northern end of the parcel, where it will slope from its steepest on the west to both the south and east at its shallowest points. The dwelling is a standard square shaped bungalow, where the layout consists of a single entrance on the east elevation, which will enter into the open planned kitchen, lounge and dining area, with two bedrooms and shared bathroom proposed.

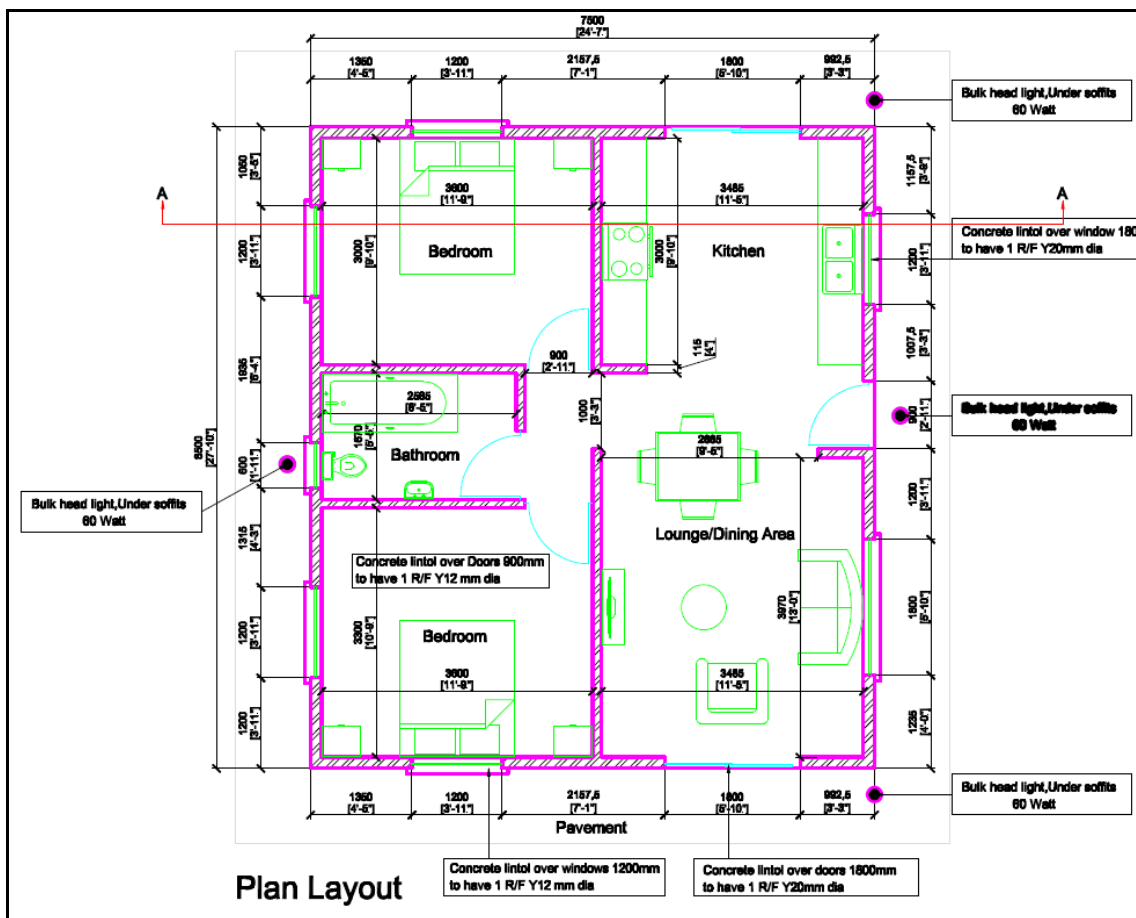
**Diagram 3: Cross Section**



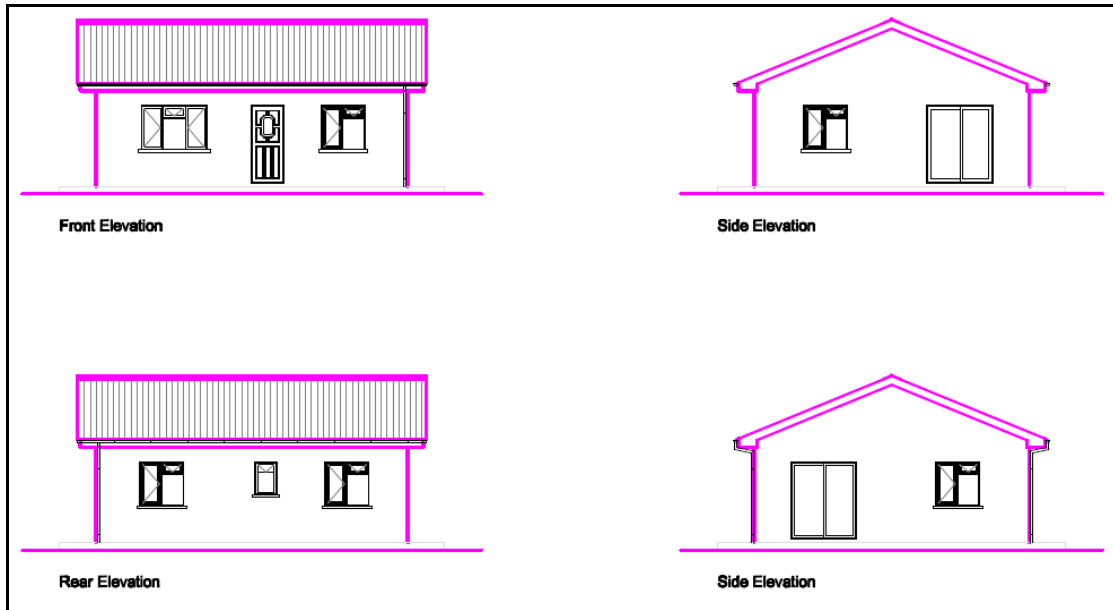
In terms of materials, the external walls will consist of concrete blockwork and roof coverings of IBR sheeting. The building shares similar design and appearance to existing buildings in the area; a single storey with a gable roof.

Vehicular access to the property is proposed from the existing main road, where it will traverse onto the site with a slight gradient from the eastern side of the boundary. Sufficient space is available for on-site manoeuvrability and car parking. No material has been indicated, however a permeable should be considered to assist with rainwater-runoff.

**Diagram 4: Floor Layout**



## Diagram 5: Elevations



There is water and electricity connection within the area. Sewage has been proposed via a septic tank soakaway. Percolation test results has been submitted and is to a satisfactory standard. The soakaway will be situated approximately 5m away from the boundary, which is good practise.

### D. PLANNING OFFICER'S STATEMENT

The proposal complies in terms of the following policies:

- 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.'*
- *SD.7 – 'In the case of new development, permission will be granted only where all parts of the sewerage system, including any septic tank and pipework, are laid underground apart from access covers and vents.'*
- *RT1 c) – 'Development permission will not be granted for development which would preclude or prejudice the provision of new or upgraded roads and footways or alternative travel facilities necessary to serve new development.'*
- *RT1 d) – 'Where new development is permitted it must include provision for; and shall not be brought into use until it is provided with, safe pedestrian and vehicular access as appropriate.'*

- *RT.3 – ‘Development permission for new development served by access from existing roads, including single dwellings, will be granted only where*
  - a) *the geometry and visibility at the access create safe highway conditions in accordance with SHG standards in relation to the nature of the existing road and*
  - b) *existing road drainage is safeguarded or otherwise provided for in the development and the development will not discharge surface water to the road.*
- *RT.7 – ‘With the exception of development in Jamestown Historic Conservation Area, development permission for new residential development and tourism-related development will require the provision of off-road car parking spaces at the rate of two spaces per unit of accommodation, commercial development at the rate of one space per 30m<sup>2</sup> of floor area and community development proportionate to its use. Nothing in this policy shall preclude comprehensive development which, in its design, relies upon transport by means other than private cars but such development shall be the subject of a formal agreement precluding the bringing of private cars in to the development.’*

The proposal shares similar appearance and scale to existing buildings in the area, and will not be materially damaging to the existing amenity. Overall the development complies in terms of siting, scale, proportion, details and external materials with the housing policy H.9 and IZ1 a) and therefore can be supported.