

## Planning Officer's Report – LDCA JANUARY 2020

<b>APPLICATION</b>	<b>2019/100</b> – Construction of a Two Bedroom Dwelling
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	6 <sup>th</sup> November 2019
<b>APPLICANT</b>	Neil Bennett
<b>PARCEL</b>	TH010061
<b>SIZE</b>	0.54 acres (2185m <sup>2</sup> )
<b>LAND OWNER</b>	Neil Bennett
<b>LOCALITY</b>	Nr Former Head O'Wain Clinic, Blue Hill
<b>ZONE</b>	Green Heartland
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant – Previously used as pasture land
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 8<sup>th</sup> November 2019</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	22 <sup>nd</sup> November 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 Response
4. Fire & Rescue	No Response
5. Roads Section	No Objection – Roads to be look at by the HA for site splays.
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	Not Consulted
12. Enterprise St Helena (ESH)	No Objection
13. National Trust	No Response

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

Parcel TH010061	:	2185m <sup>2</sup>
Proposed Dwelling Footprint	:	129m <sup>2</sup>
Plot Coverage	:	6%
Cut-Face Slope Height Vertical	:	3.0m

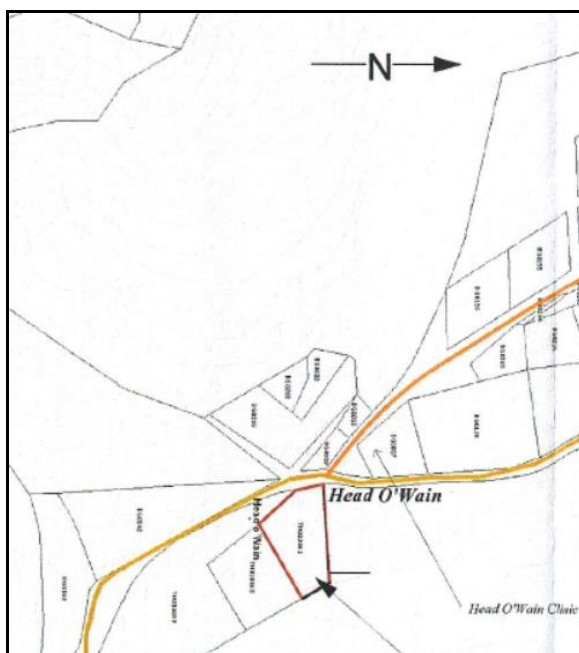
**C. PLANNING OFFICER'S APPRAISAL**

**LOCALITY & ZONING**

The development site is situated within the Head O'Wain area of Blue Hill, just south east of the former clinic, at the lower side of the main road.

This plot in particular is situated in the Greenheartland after the LDCP was adopted in 2012. The applicant purchased the land privately, however was un-aware of the restriction on development. He then submitted an application in 2016 (Reference 2016/52) for development permission to construct a two bedroom property. The application was refused on the grounds that no development was allowed to be constructed in the Greenheartland for residential purposes.

**Diagram 1: Locality**



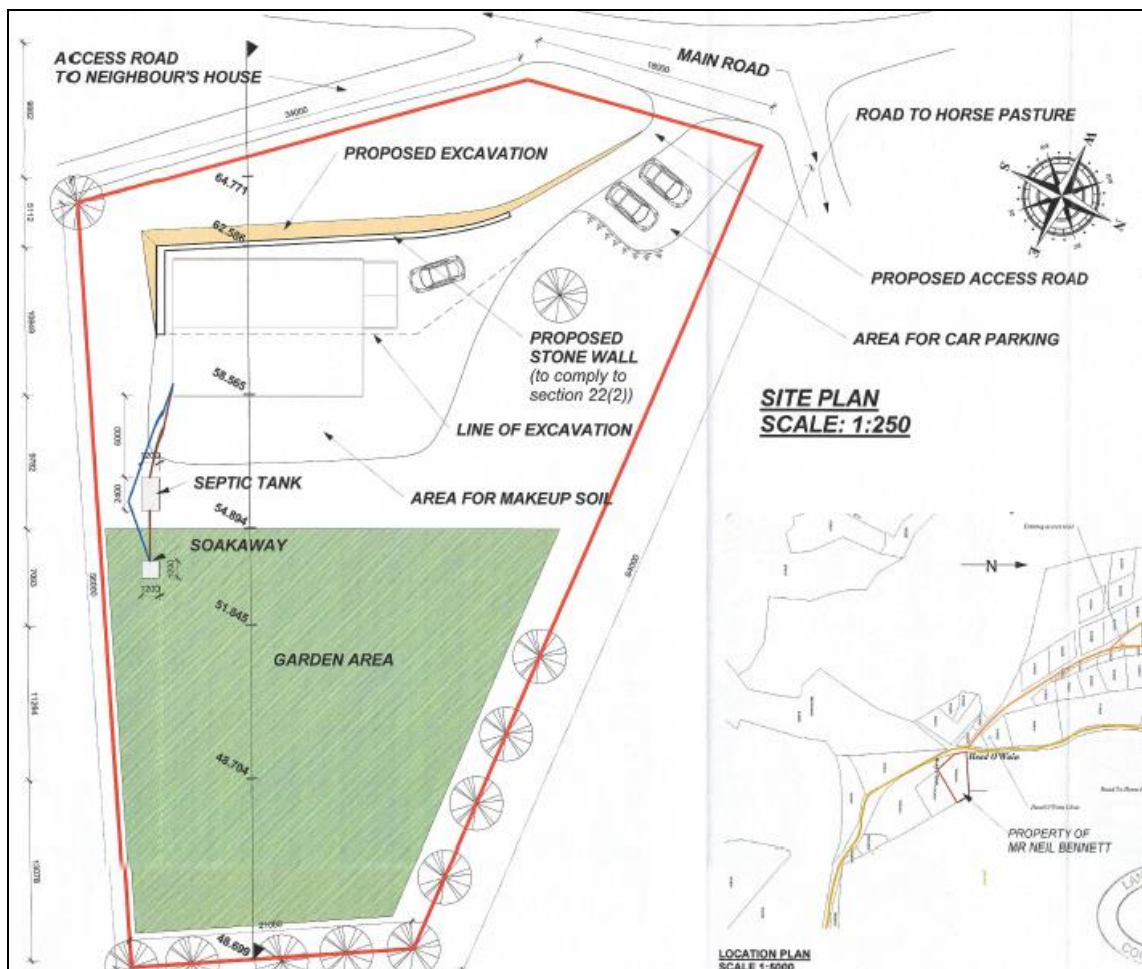
The LDCP Review Working Group responsible for reviewing and updating the LDCP 2012 has also been evaluating issues related to the redefined boundary that was adopted for the Green Heartland. This has resulted in a number of land owners being affected by these new boundaries, and their issues were not fully addressed. As an outcome of this review, the LDCP Review Working Group has resolved that those landowners who has purchased land to build a house prior to 2012 in the Intermediate Zone, now in the Green Heartland Zone, should be exempt from the Green Heartland Policy to enable them to build their residential property.

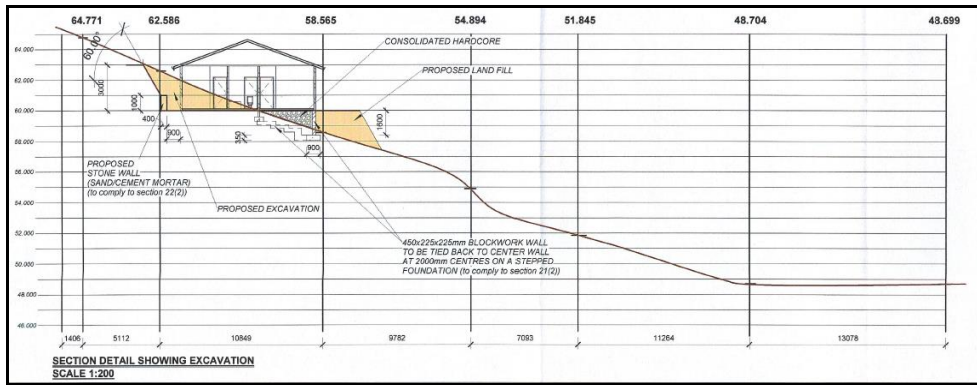
## THE PROPOSAL

The application seeks full development permission to construct a two bedroom dwelling.

Access onto the site will be from the western corner of the plot boundary, via the main road. The road will traverse downwards onto the site in a south easterly direction. Cut and fill operation is proposed, which will result in a three metre vertical embankment, being created at a sixty degree angle.

**Diagram 2: Site Plan**

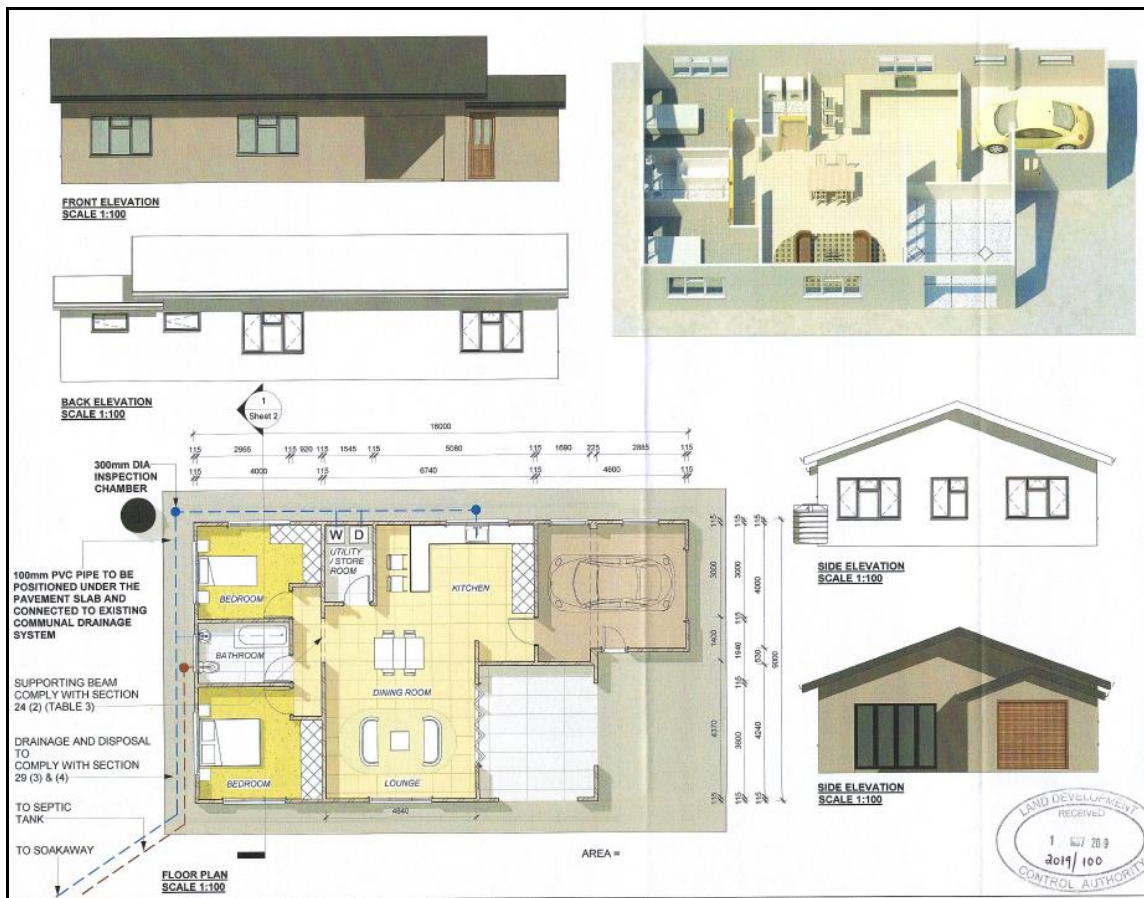




The dwelling will measure approximately 129m<sup>2</sup> in footprint, where it has been positioned centrally on the western side of the plot. The floor layout will comprise an attached garage and patio on the northern elevation, which will serve as the principle entrance into the main living area. An open planned kitchen, dining area and lounge is proposed, with a shared bathroom and two bedrooms at the southern elevation.

The appearance of the dwelling will be similar to those in the surrounding area, being of single storey design. A gable roof is proposed consisting of IBR sheeting, although no colour has been indicated this can be conditioned accordingly. External walls will be of rendered concrete blockwork.

### Diagram 3: Floor Layout & Elevations



Space has been made available for car parking at the beginning of the track. On-site manoeuvrability can be achieved. No material has been indicated, however a permeable should be considered to assist with rainwater-runoff.

There is water and electricity connection within the area. Sewage has been proposed via a septic tank soakaway. Although no percolation test was submitted with the application, due to the size and nature of the land, the soak away should not pose any risk to contaminating any neighbouring property and will be within the applicant's boundary.

### **POLICY CONSIDERATION**

The proposed development is assessed against the LDCP Policies set out below:

- Green Heartland: Policies GH1, GH3, HG5 and GH6
- Intermediate Zone: Policies IZ1 (a, b, f, g and h)
- Housing: Policy H9
- 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 ASSESSMENT**

The appearance of the building will be similar to those in the area and complies in terms of siting, scale, proportion, details and external materials complies with the housing policy H.9 and IZ1(a) and therefore can be supported.

As set out earlier in the report (Section C: Planning Officer's Appraisal (Locality and Zoning)), this proposed development is not supported by the Green Heartland Policies of the LDCP, The LDCP Review Working Group, reviewing the development plan, is minded to make exemptions in the emerging LDCP 2020, to those land owners who prior to 2012 Green Heartland boundary change purchased land in the Intermediate Zone to build their house. In view of this decision by the LDCP Review Working Group that affords exemption in the Emerging LDCP 2020, this is considered as material consideration to the Green Heartland Policies of the current 2012 LDCP, and that development permission should be granted for a residential property in respect of this development application.