

Planning Officer's Report - LDCA January 2020

APPLICATION	2019/104 – Proposed two bedroom, split level dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	19 November 2019
APPLICANT	Jeromy Henry
PARCEL	SH0216
SIZE	0.46 acres
LOCALITY	Levelwood (Silver Hill Registration Section)
LAND OWNER	Crown Estates (applicant to lease subject to planning approval)
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 22 November 2019▪ A site notice displayed in accordance with Regulations.
EXPIRY	6 December 2019
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO
PREVIOUS APPLICATIONS	None

A. CONSULTATION FEEDBACK

a) Water Division	No Objection
b) Sewage Division	No Objection
c) Energy Division	No Objection
d) St Helena Fire & Rescue	No Response
e) St Helena Roads Section	No Response
f) Heritage	No Response
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

The proposed development is for a terraced site excavation to allow for the construction of a proposed two bed, two bath split level new build with a covered balcony on the first floor and a double garage on the ground floor.

The proposal is also for the excavation of an access road through the adjacent properties (parcel nos. SH0215 & SH0518). The floor area of the proposed is 210m² and the site measures 1909m².

C. PLANNING OFFICER'S APPRAISAL

Location: The proposed development site is located in the Silver Hill Registration section 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

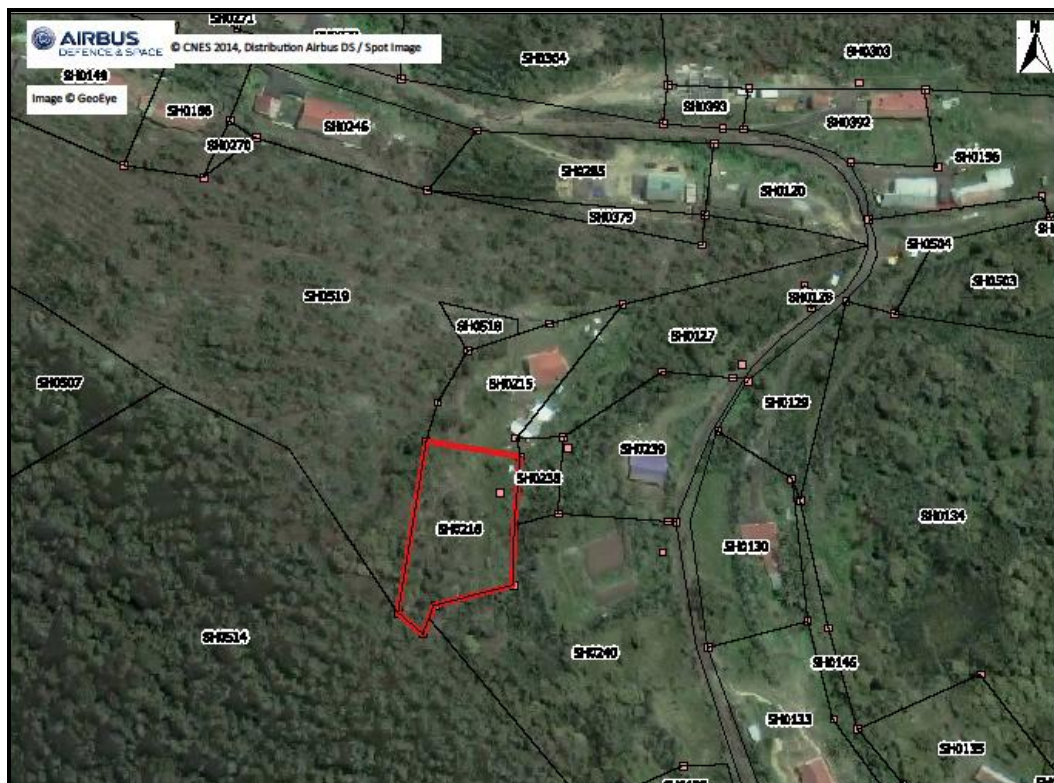


Diagram 2: Arial Image



Site: The site is currently under the ownership of Crown Estates with the option to buy by the applicant subject to planning approval. An email confirming this has been received by the planning office from the Crown Estates officer. The application site does not have a road access, however road access to the site can be obtained through the adjacent land (parcel no. SH0215) with an existing access road, The applicant has obtained a grant of easement from Solomon & Company Plc, to provide an access through their land. (A copy of the letter from Solomon & Co was submitted with this application)

The site sits on a steep hill side (approx. 25° slope), therefore, the split-level design is not only practical for the sloped land but also allows the building to be elevated thus taking advantage of the impressive views.

The embankment on the upper level at the rear of the house is proposed to be excavated at 60° and measuring 3100mm in height, thus around the general limit of 3 metres as stated in the LDCP policy IZ 1. F) *“the design and layout do not generally entail excavation nor making up of levels to a depth or height in excess of 3m.”*

The limit on the proposed site excavation due to the general 3 metre embankment height, causes a section of the building to be constructed on the existing sloped land to the front.

The soil spill placement on the site as a result of the excavation is to be engineered to ensure a secured base and the correct degree of compaction, these details are to be submitted with the building regulation application and monitored, ensuring implementation by the building inspector.

The access road to the upper level of the development is temporary and will only be used during the construction period and then discontinued before the lower area is excavated for the access stairs. Due to the concerns over stability of the embankment once the proposed stairs is in position, planning confirmed the above with the agent and is now clearly marked on the site plan below.

Diagram 3: Site Plan

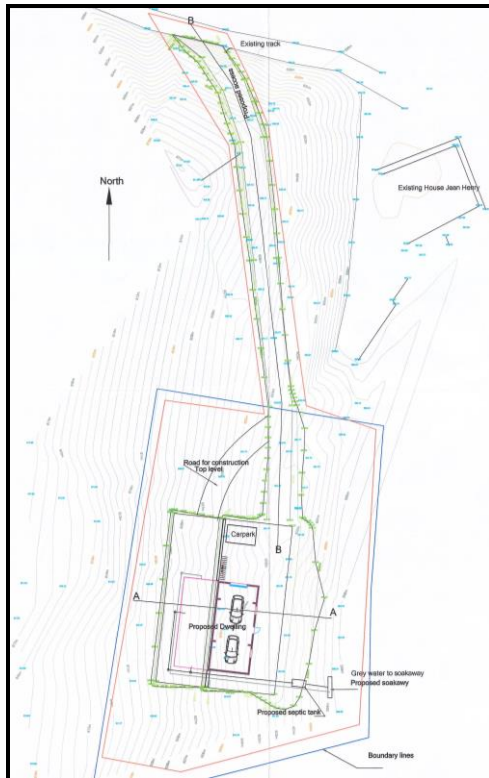


Diagram 4: Site Section

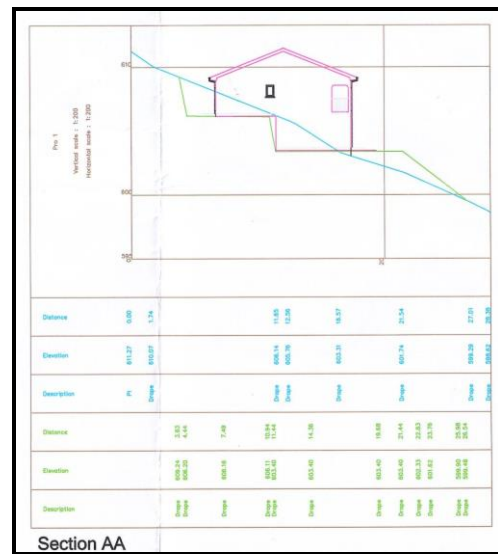
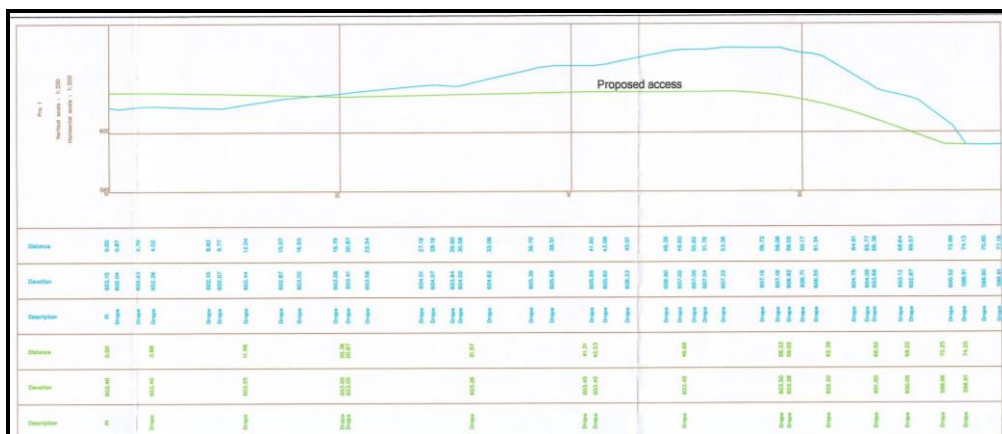


Diagram 5: Road Section



Proposed: The proposed development is a two bed, two bath split level new build with a covered balcony on the first floor and a double garage on the ground floor.

The main structure consist of traditional sand and cement rendered concrete blockwork (225, 150 & 115mm) on an approved reinforced concrete floor. The roof is inverted box ribbed metal sheeting. Windows and doors are all white Upvc.

Report Author: P Scipio
 Authorised by: I Mohammed (CPO)
 Report Date: 15 January 2020
 Application 2019/104

Due to a section of the building been constructed on the existing sloped land, a proposed engineered design foundation with supporting walls will need to be submitted with the building regulation application.

While the proposed building creates a retainer to the embankment on the site excavation, the proposed access road will also create an embankment on the upper side and land infill on the lower side, the safe slope of the embankment and safe placement of the soil spill will be monitored and approved by the building inspector. It is proposed to surface the road with a permeable material.

A septic tank and soakaway is proposed within the boundary of the proposed development. A successful percolation test was carried out and the final design of the septic tank and soakaway will be submitted and approved with the building regulation application.

Diagram 6: Plan

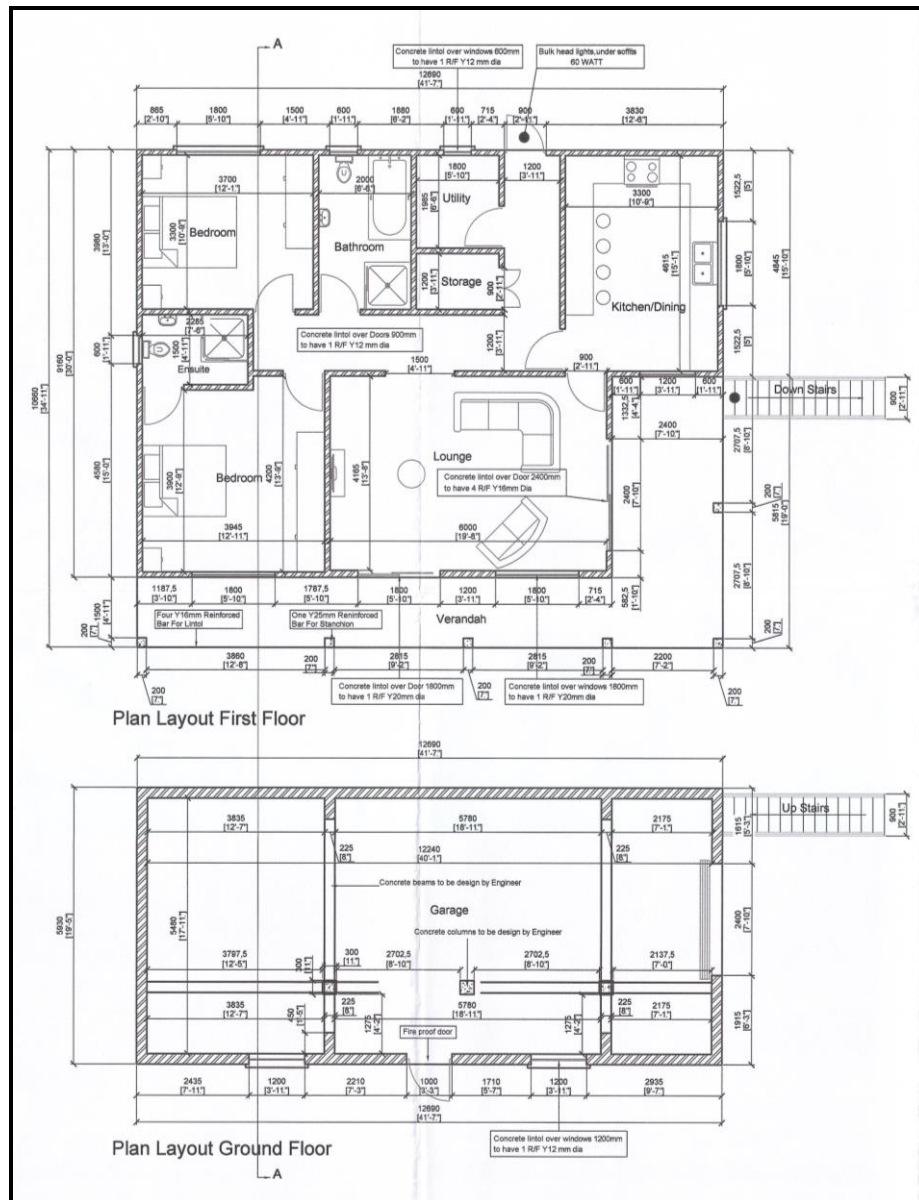
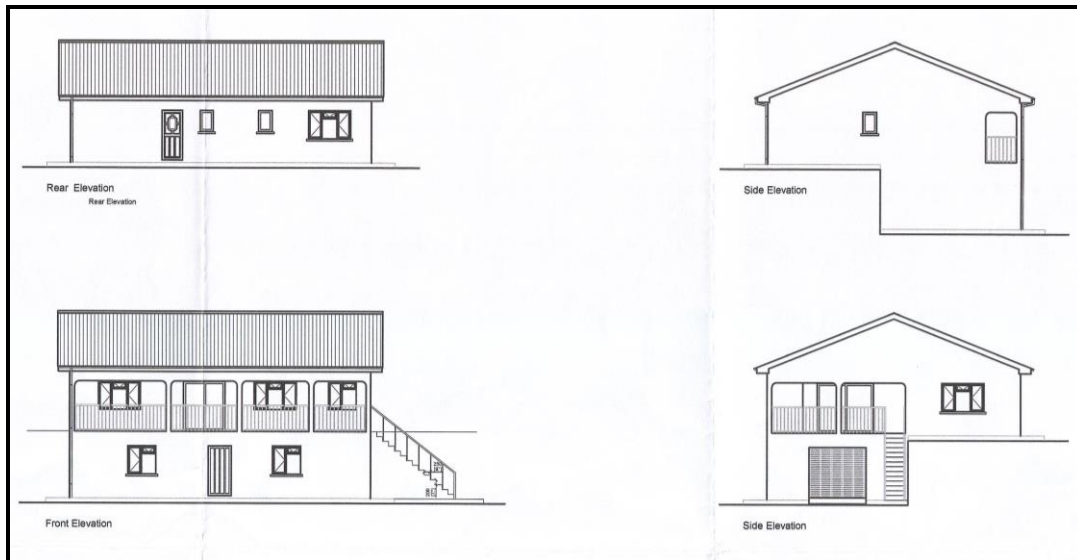


Diagram 7: Elevations



REPRESENTATIONS

No representations were received from any statutory body or 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:

- Intermediate Zone: Policies IZ1 (a, b, f, g and h)
- 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'S ASSESSMENT

The split level house design makes good use of the natural hillside slope. While there are still embankments they are not as visible, and the split level design hides the embankment on the lower level. It also improves the view and provide the development with character that fits into the landscape.

Overall the design with a dual pitched roof creates an appearance similar to those of neighbouring properties in terms of siting, scale, proportion, details and external materials thus complying with the housing policy H.9 and IZ1(a) and therefore can be supported.