

## Planning Officer's Report – LDCA FEBRUARY 2020

<b>APPLICATION</b>	<b>2019/106</b> – Construction of a Three Bedroom Split-Level Dwelling
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	25 <sup>th</sup> November 2019
<b>APPLICANT</b>	Dwayne Osborne
<b>PARCEL</b>	HTH0907
<b>SIZE</b>	0.53 acres (2197m <sup>2</sup> )
<b>LAND OWNER</b>	Crown Land
<b>LOCALITY</b>	Clay Gut
<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>▪ Sentinel Newspaper on 28<sup>th</sup> November 2019</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	12 <sup>th</sup> December 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	Not Consulted
12. Enterprise St Helena (ESH)	No Objection
13. National Trust	No Response

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

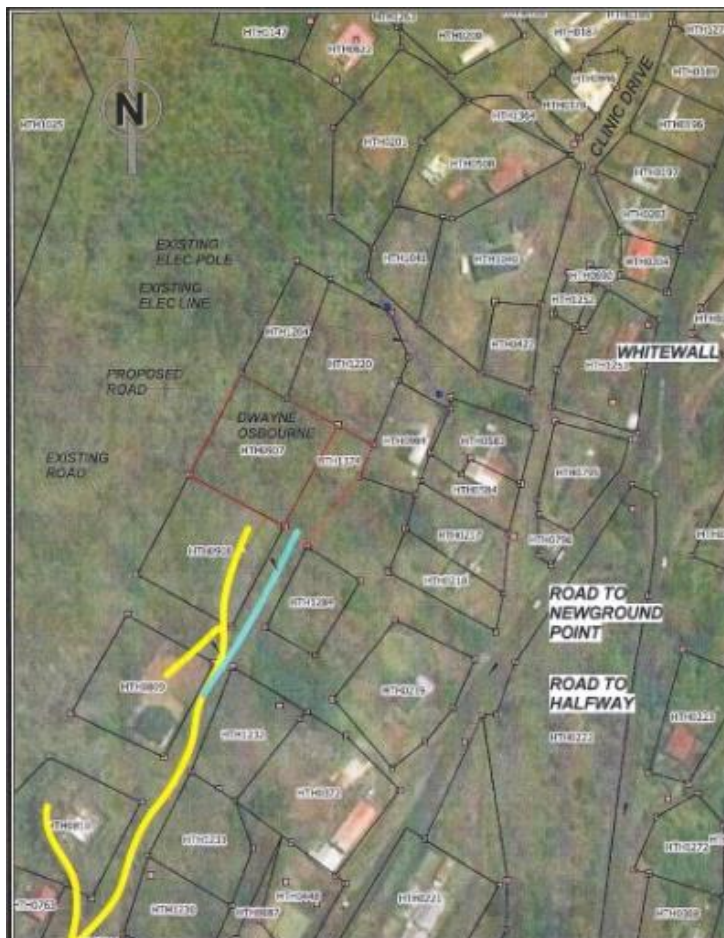
Parcel HTH0907	:	2197m <sup>2</sup>
Proposed Dwelling Footprint	:	93m <sup>2</sup>
Plot Coverage	:	4%

**C. PLANNING OFFICER'S APPRAISAL**

**LOCALITY & ZONING**

The development site is situated within the Clay Gut area, approximately 150m west of White Wall. The development falls within the Intermediate Zone and has no conservation area restriction.

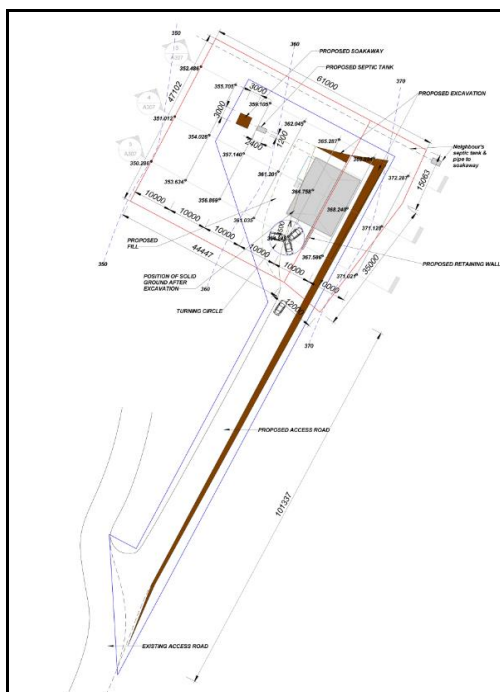
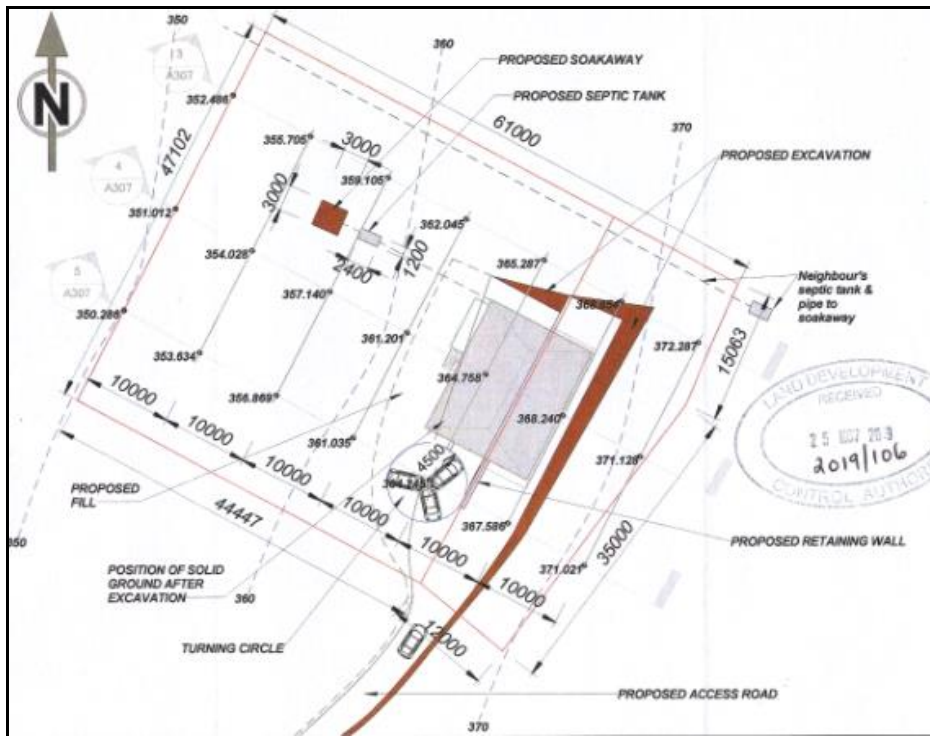
**Diagram 1: Locality**



## THE PROPOSAL

The application seeks full development permission to construct a three bedroom dwelling. Access onto the site will be from the southern corner of the plot boundary, via the existing residential road. The road will be cut from the existing residential road through Crown Land onto the site. Cut and fill operation is proposed for the site platform, which will result in a two to three metre embankment, being created at a sixty degree angle for the top platform.

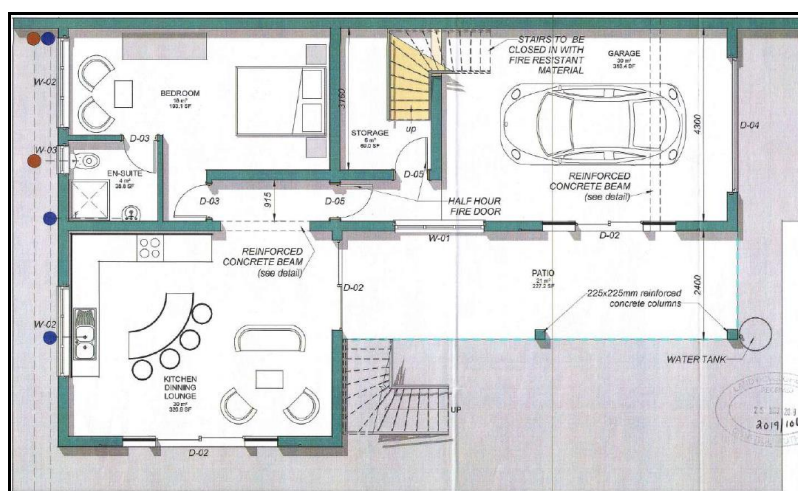
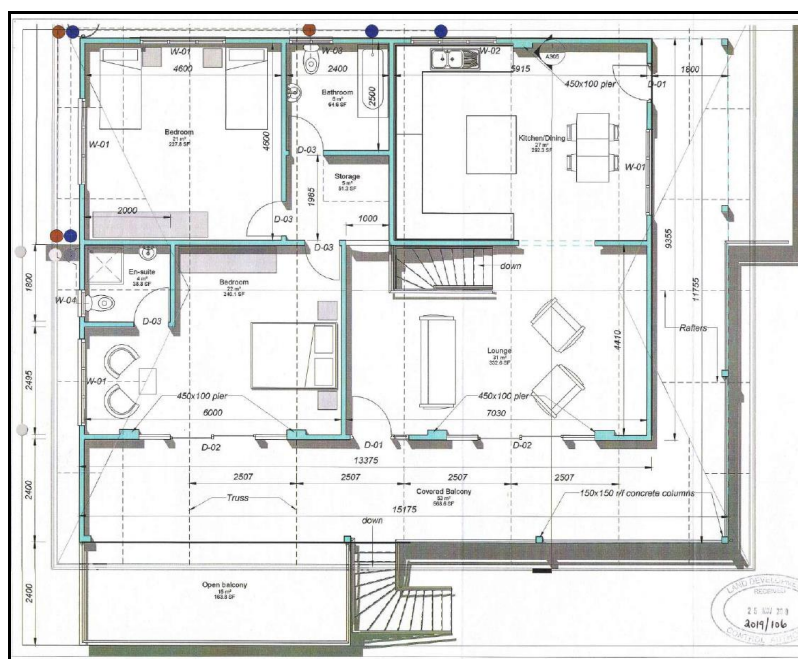
Diagram 2: Site Plan



The split level dwelling will measure approximately 93m<sup>2</sup> in footprint, where it has been positioned centrally on the eastern side of plot 0907 and onto plot 1374, which has yet to be sub-divided. The ground floor layout will comprise an open planned kitchen, dining and lounge. Bedroom with en-suite, veranda and single garage. A staircase will then lead onto the first floor, where proposed is a separate lounge. A second open planned kitchen dining area, shared bathroom, second bedroom, master bedroom with en-suite and covered balcony.

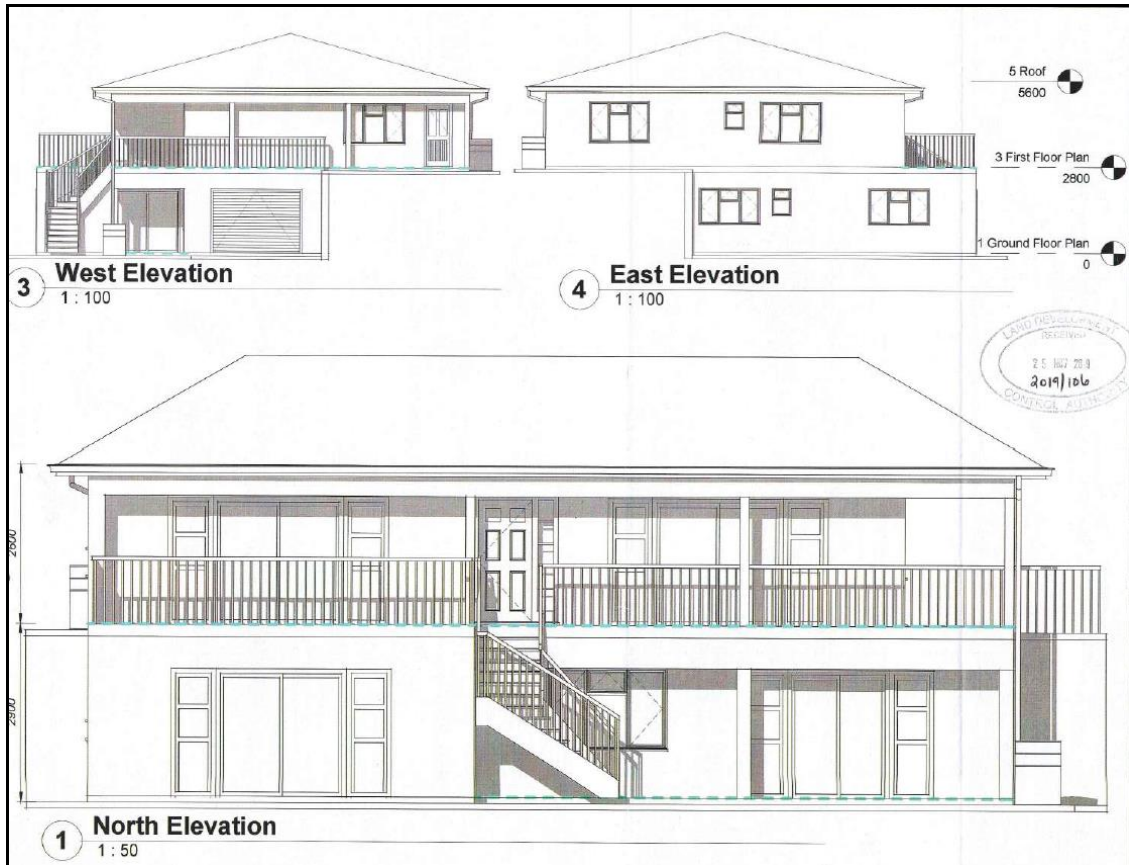
The appearance of the dwelling will be similar to those in the surrounding area. A hip roof is proposed consisting of IBR sheeting, although no colour has been indicated this can be conditioned accordingly. External walls will be of rendered concrete blockwork.

**Diagram 3: First Floor & Ground Floor Layout**





**Diagram 4: Proposed Elevations**



On-site manoeuvrability and parking is available. No material has been indicated for the access road, 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. Due to the soakaway being in a similar location as that of the current soakaway. Because of the adequate functioning of the existing soakaways, it is fair to conclude that the soakaway proposed with this application in the same area will be successful. Failure to obtain approval for a soakaway, the applicant has confirmed to signing up to an agreement on the future occupancy of the residential property. The agreement will state that the applicant as the owner of the development and any subsequent owner(s) will not occupy the dwelling on completion until an approved sewer system is in place or is allowed to be connected to the main communal sewerage system.

### **POLICY CONSIDERATION**

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

- 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.