

Planning Officer's Report – LDCA FEBRUARY 2020

APPLICATION	2019/18 – Construction of a 2 Bedroom Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	15 th February 2019
APPLICANT	Claire George
PARCEL	HTH1200
SIZE	0.03 acres (135m ²)
LAND OWNER	Claire George
LOCALITY	Nr High Knoll, Red Hill
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Undeveloped Garden Area
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 22nd February 2019▪ A site notice displayed in accordance with Regulations.
EXPIRY	8 th March 2019
DECISION ROUTE	Delegated / LDCA / EXCO

This report should be considered with the LDCA report for the meeting on 5th June 2019.

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 SH0509	:	135m ²
Proposed Dwelling Footprint	:	42m ²
Plot Coverage	:	31%
Cut-Face Slope Height Vertical	:	2.0m
Apex Height	:	6.5m

C. PLANNING OFFICER'S APPRAISAL

APPLICATION BACKGROUND

This application was discussed at the 5th June 2019 LDCA meeting, where concerns was raised by members in regards to room sizing. It was found that some rooms were too small and did not meet the building regulations requirements. Furthermore the appearance of the building was of a concern due to the lack of symmetry on the elevations. This also included not having any windows on the rear elevation as well. This application was deferred, for the Chief Planning Officer to speak with the applicant. A meeting was arranged with the Building Inspectors, CPO and Planning Officer, where a revised design was submitted.

Diagram 1: Initial Site Plan (15th February 2019)

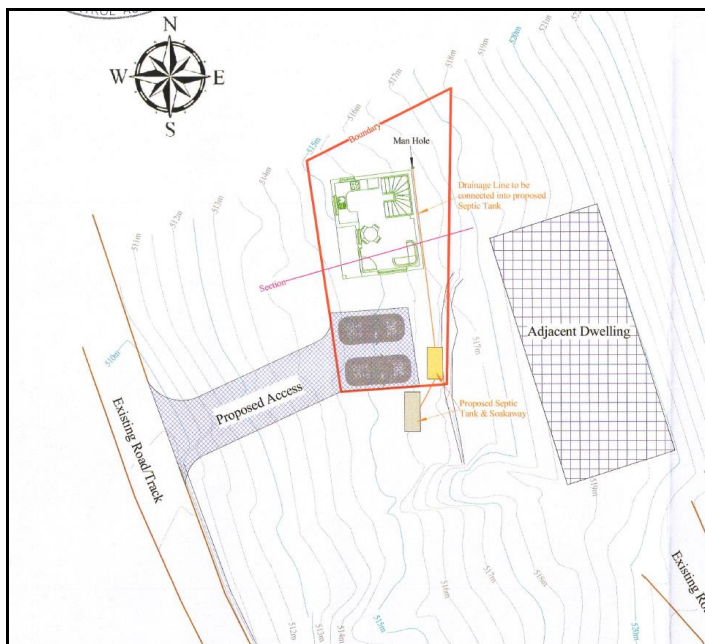


Diagram 2: Amended Site Plan

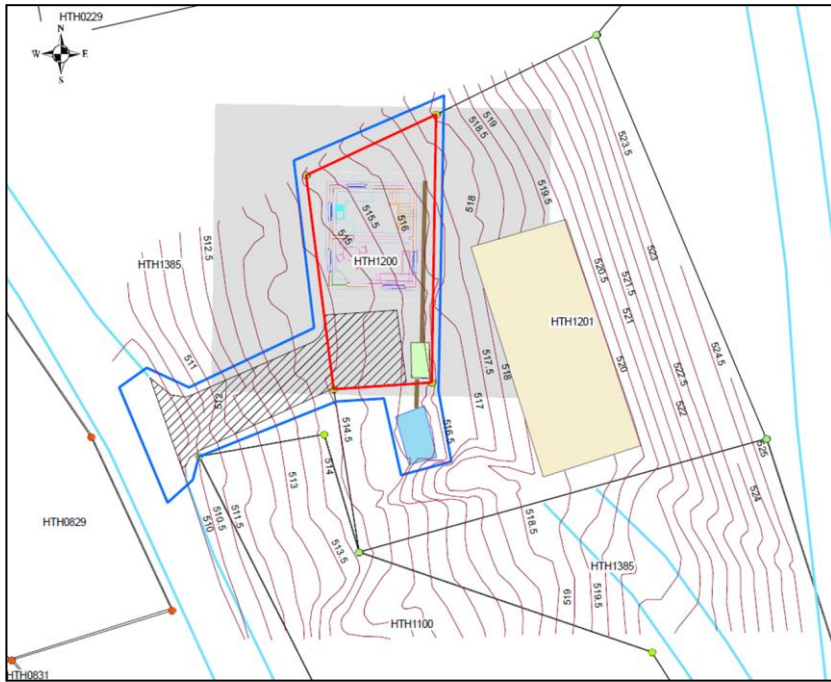


Diagram 3: Initial Elevations (15th February 2019)

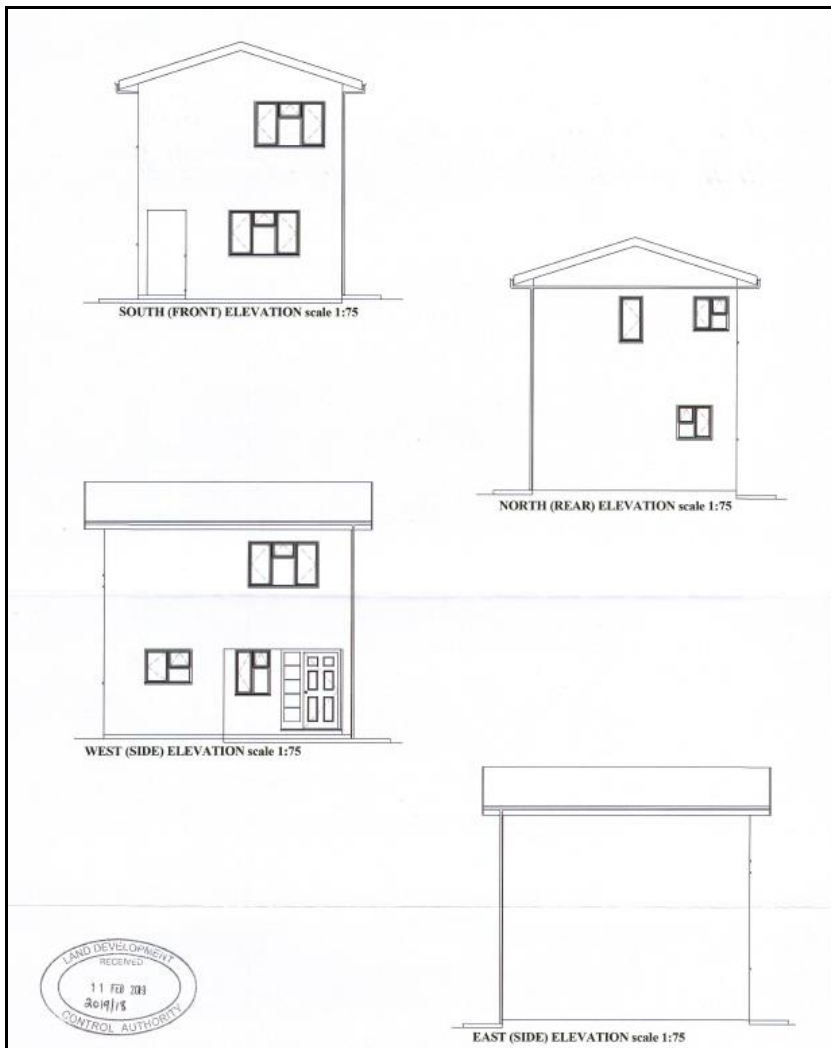


Diagram 4: Amended Elevations

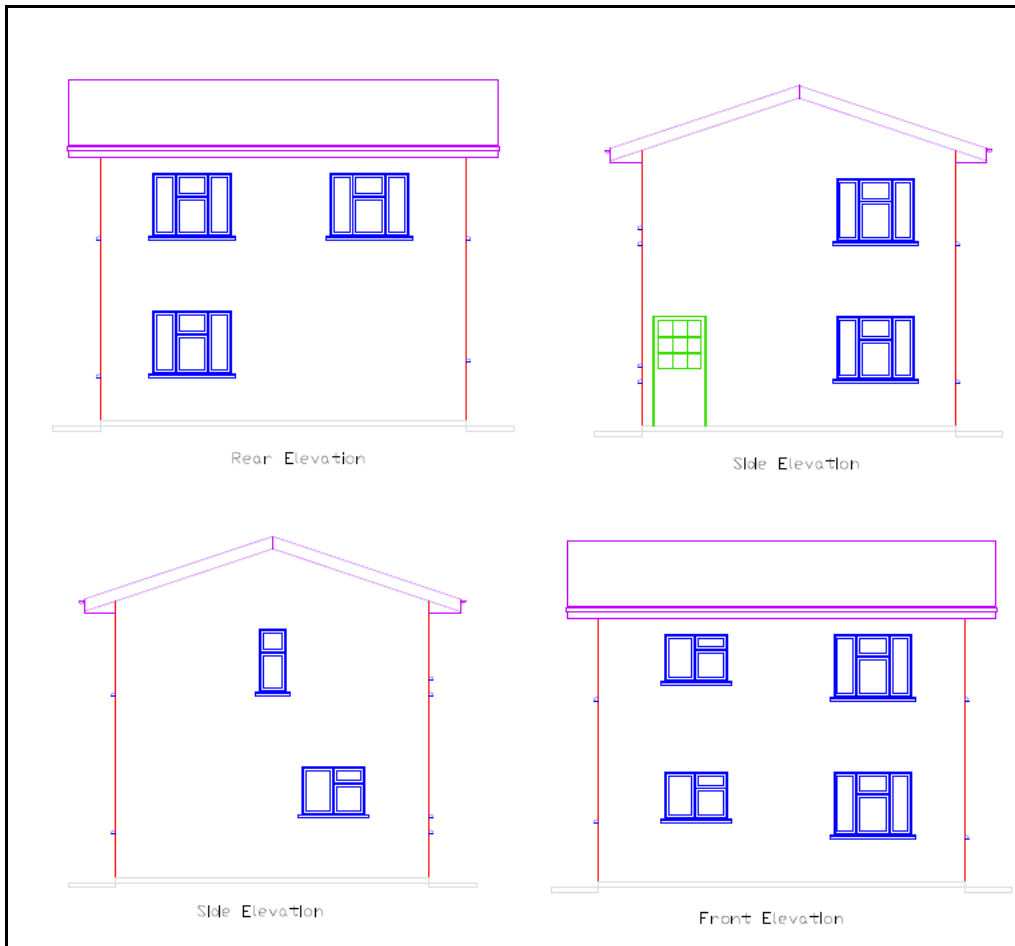


Diagram 5: Initial Floor Layout (15th February 2019)

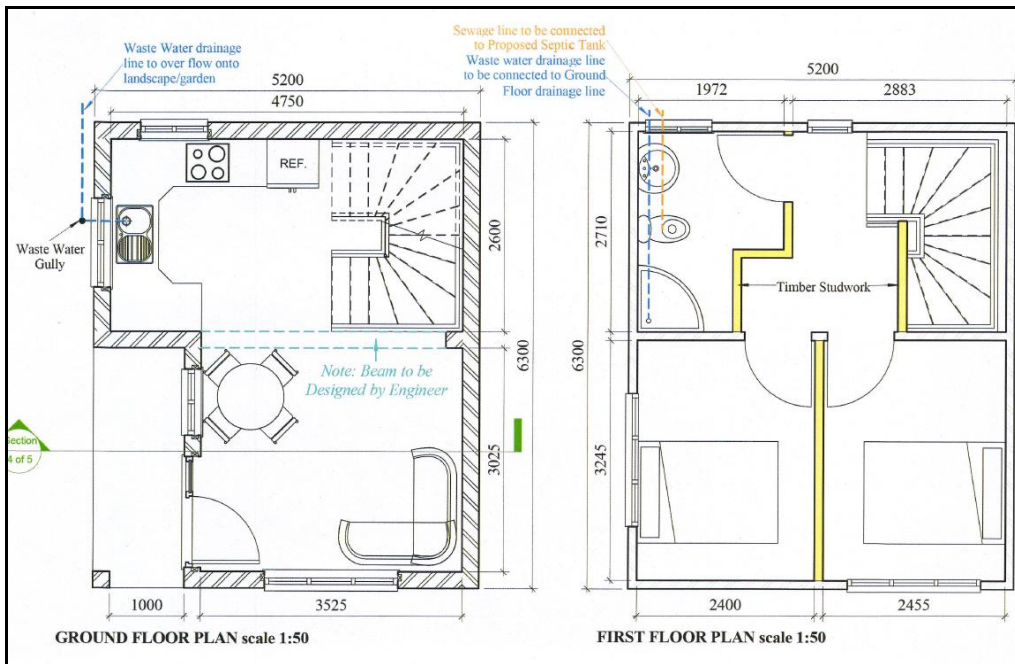
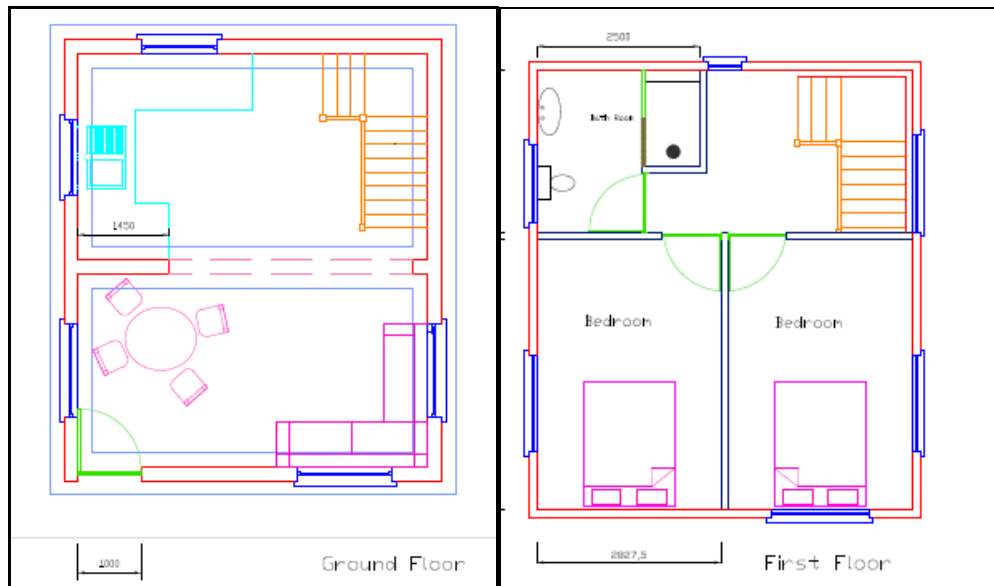


Diagram 6: Amended Floor Layout



AMMENDED DRAWINGS

The house footprint has been increased by nine square metres. The verandah has now been omitted and lounge enlarged, resulting in a much more convenient living space. The staircase has been reduced in size and altered. The entrance to the bathroom has been re-arranged. As a result of the additional floor space, the bedrooms have now increased in size.

The external appearance has been altered with additional glazing and windows aligned symmetrically.

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 is more aesthetically pleasing compared to the initial submission and satisfies Building Controls requirements. The development as a whole complies with the relevant policies above and therefore can be supported.