

Planning Officer's Report - LDCA March 2020

APPLICATION	2020/01 – Proposed two bedroom dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	7 January 2020
APPLICANT	Karen J Buckley
PARCEL	BG0218
SIZE	0.3 acres
LOCALITY	Head O'Wain, Blue Hill
LAND OWNER	Karen J Buckley
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Vacant Land
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ SAMS Newspaper on 9 January 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	23 January 2020
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

*Report Author: P Scipio
Authorised by: I Mohammed (CPO)
Report Date: 04 March 2020
Application 2020/01*

d) St Helena Fire & Rescue	No Response
e) St Helena Roads Section	No Objection (Comment: Please ensure road is done to a reasonable standard and it joined to the main road correctly, please seek experience machine operators, Road Section can supply road spec if needed. Please do not discharge any storm water on the public highway. Road splays need to be done in accordance with the roads Policy.
f) Heritage	No Response
g) Environmental Management	No Objection
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
o) Sure South Atlantic Ltd	No Objection

B. DEVELOPMENT DETAILS SUMMARY

The proposed development is for a two bedroom dwelling with attached conservatory and single garage. The main house including the garage has a dual pitched roof with a hipped section over the conservatory to the front. Site and access road are all proposed to be excavated to create a level platform for the development.

A septic tank is proposed with the overflow and grey water to be connected to the existing communal system (soakaway) constructed and owned by Solomon and Company Plc Ltd.

C. PLANNING OFFICER'S APPRAISAL

Location: The proposed development site is located in the Barren Ground 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. The site is located adjacent to and above the main road leading from the ex-Head O'Wain clinic to horse pasture adjacent to properties on land parcels: BG0217, BG0219 & BG0220.

Diagram 1: Location Image

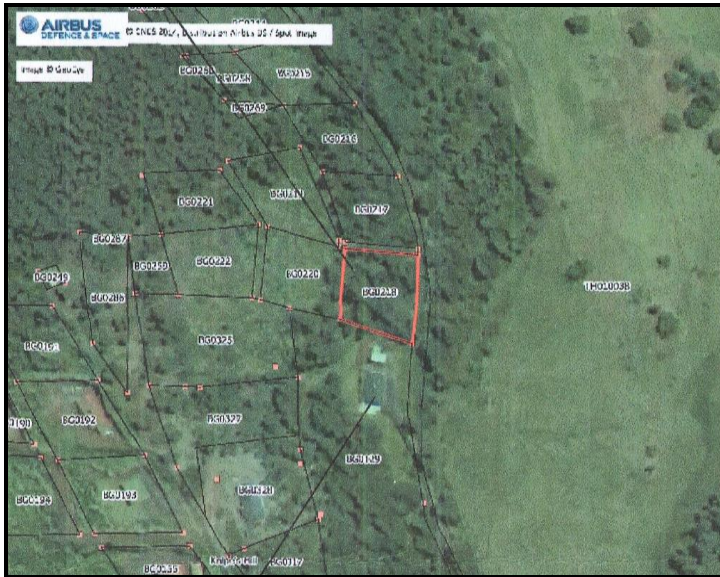
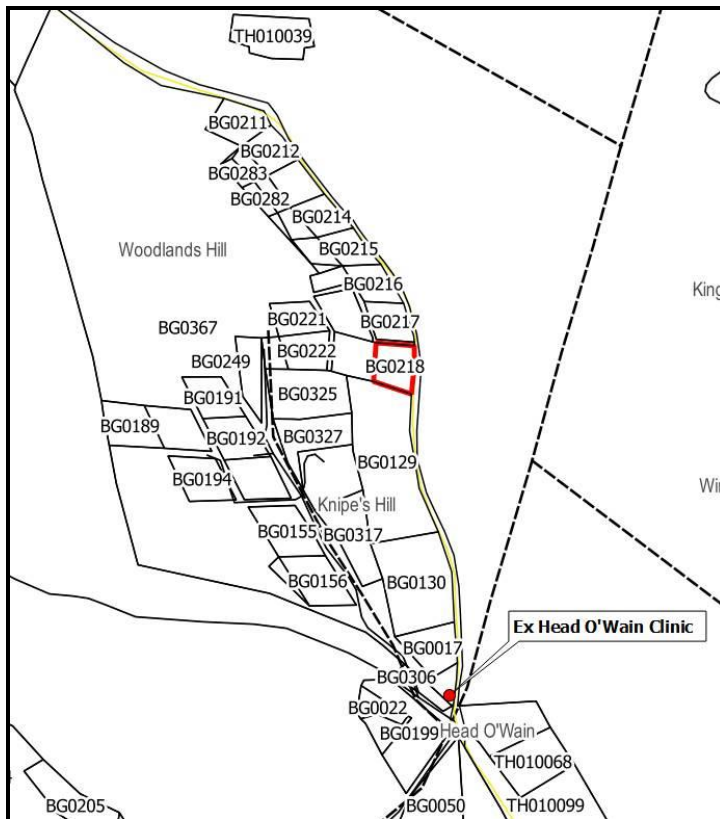


Diagram 2: Location Plan



Site: The site, parcel BG0218 is part of the Comprehensive Development Area and while it is situated on a sloped hillside, adjacent sites with similar slopes have been developed successfully. The site is approximately 1243m² and the proposed house is 151m², thus covering 12% of the site.

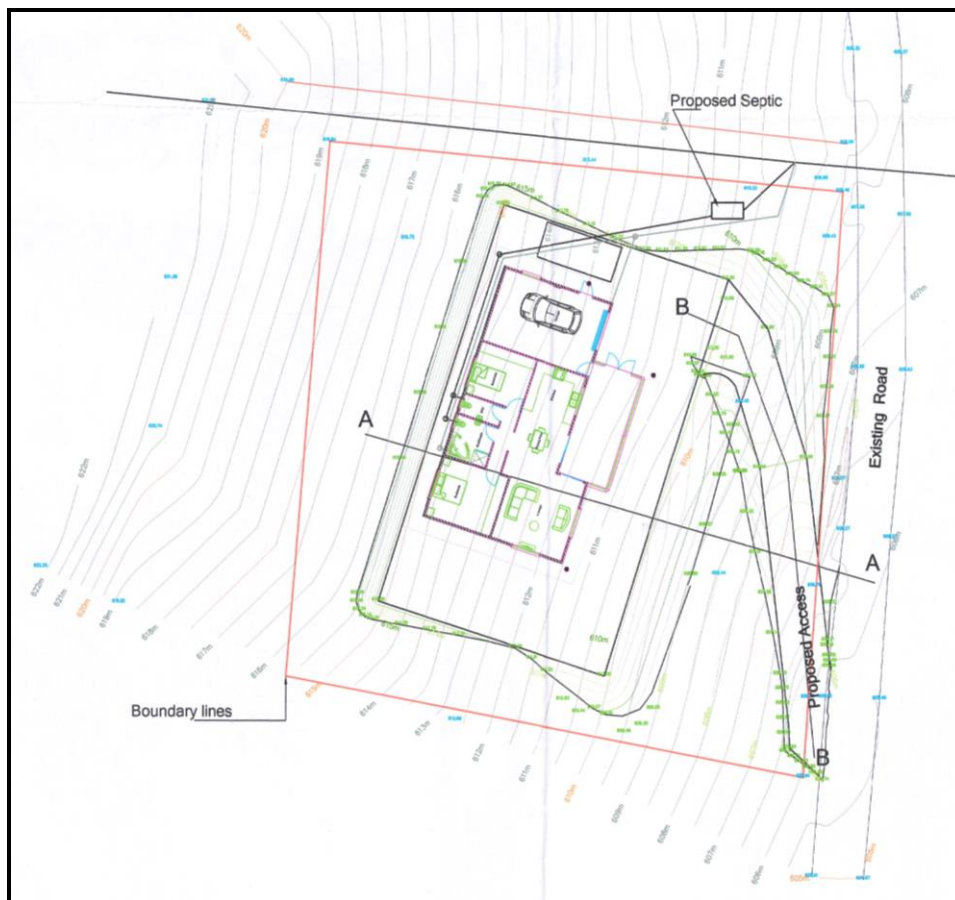
The site is proposed to be excavated to create a level platform. The excavation will create a proposed embankment height of 3500mm which is acceptable and complies with the LDCP Intermediate Zone policy IZ1(f) “the design and layout do not generally entail excavation nor making up of levels to a depth or height in excess of 3m.”

To ensure that embankment is no higher than 3500mm a section of the main house and the conservatory will need to be constructed through the makeup soil and onto the existing sloped land and thus foundations and supporting walls will need to be engineered/designed to support both lateral and down pressures, this detail will need to be submitted with the building control application.

All soil spill both from the site and access road excavation is proposed to be positioned on the lower section of the site but within the boundary of the site. The support to and the spill itself will need to be engineered to mitigate against possible landslide onto the main road below, this detail will also need to be submitted with the building control application.

A septic tank is proposed on site with the overflow and grey water to be connected to the existing communal system (soakaway) constructed and owned by Solomon and Company.

Diagram 3: Site Plan



Proposed: The proposed two bedroom dwelling with attached conservatory and single garage development is a traditional concrete floor and blockwork structure with an inverted box ribbed (IBR) roofing.

The main house including the garage has a dual pitched roof with a hipped section over the conservatory to the front.

Diagram 4: Building Plan

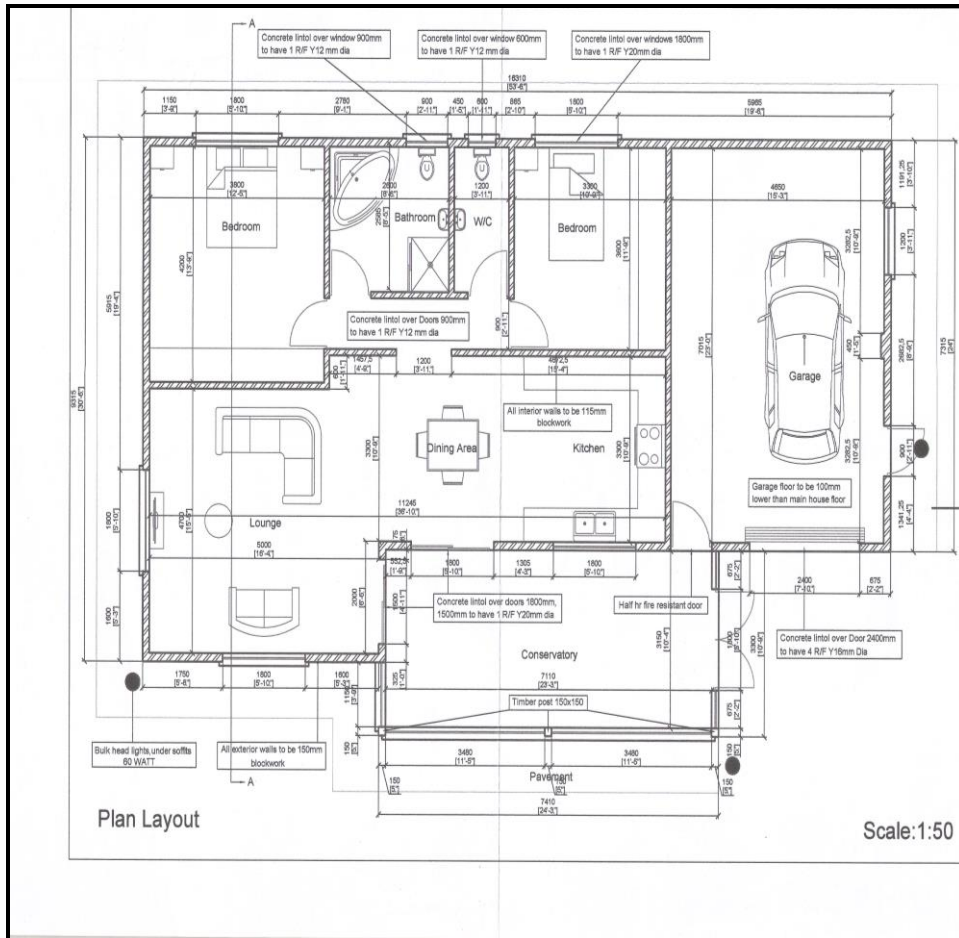
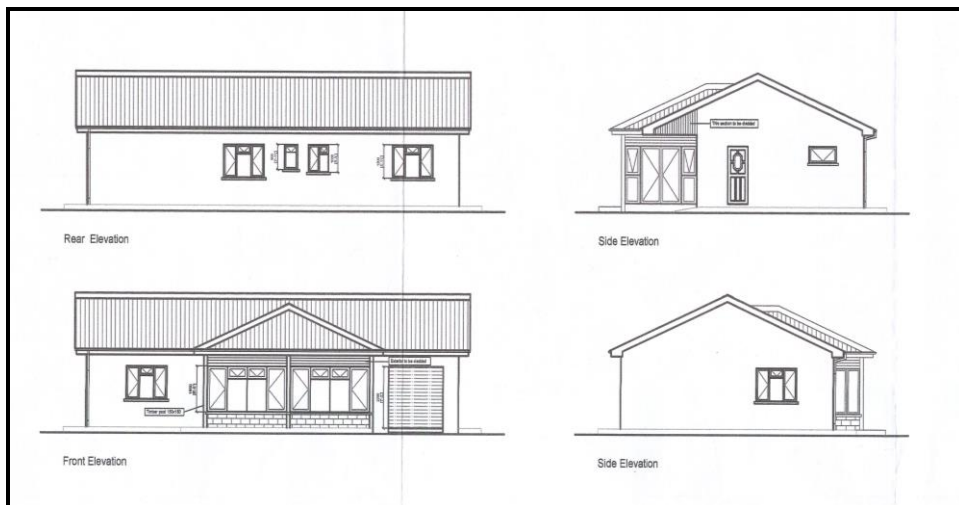


Diagram 5: Elevations



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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

OFFICER'S ASSESSMENT

Pre-application discussions highlighted that the site plan showed the soil spill from the proposed excavation was outside of the property boundary on Crown Land and at risk of affecting the main road. Planning requested from the applicant either a written permission from Crown Estates allowing the spill to be deposited on their land with an engineered design for supporting it or a revised site plan with the position of the spill adjusted to remain only within the property boundary. The applicant has submitted a revised plan in this respect.

Overall the design is a simple, single storey bungalow with a dual pitched roof that 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.