

Planning Officer's Report - LDCA March 2020

APPLICATION	2020/04 – Proposed one bedroom flat extension and storeroom
PERMISSION SOUGHT	Permission in Full
REGISTERED	16 January 2020
APPLICANT	Michel Dancoisne-Martineau
PARCEL	FP0417
SIZE	41 acres
LOCALITY	Briars Village (Adjacent to the Briars Pavillion Entrance)
LAND OWNER	Michel Dancoisne-Martineau
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Existing Garage & Vacant Land
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 17 January 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	31 January 2020
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO
PREVIOUS APPLICATIONS	None
SITE VISIT	30 th January 2020

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 Objection
f) Heritage	No Response

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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 (Comment: Concerns expressed about the stay cable located directly behind the proposed development that is connected to a pole that is supporting a number of major telecoms cables)

B. DEVELOPMENT DETAILS SUMMARY

The proposed development is for:

1. An extension of the ground floor to form a patio and erection of the first floor over the existing single storey garage/store to form one bedroom apartment,
2. A development of a single storey store building on the southern part of the site.

C. PLANNING OFFICER'S APPRAISAL

Location: The proposed development site is located in the Francis Plain registration Section adjacent to the entrance to the Briars Pavilion, within the **Intermediate Zone** where relevant IZ1 policies apply such as serviceability and impact on neighbouring amenity. The site occupies a very prominent location on the entrance to the Briars Pavilion with northern elevation being very prominent. The site is not within a conservation area, however the site is adjacent to the eastern boundary of the Briars Conservation Area. In view of this the setting of the conservation area needs to be considered.

Diagram 1: Location Plan – Briars Village



Site: Both developments are proposed for the same land parcel reference FP0417. The site plan differs from the location plan with regard to the north east boundary. The current GIS map shows that the existing garage/store is outside of the boundary identified for this development and is located on plot no. FP0358. However, after some research into the older adjudication maps it is evident that the north east boundary is defined by the existing access road and thus encompasses the existing garage/store.

Diagram 2: Site Plan

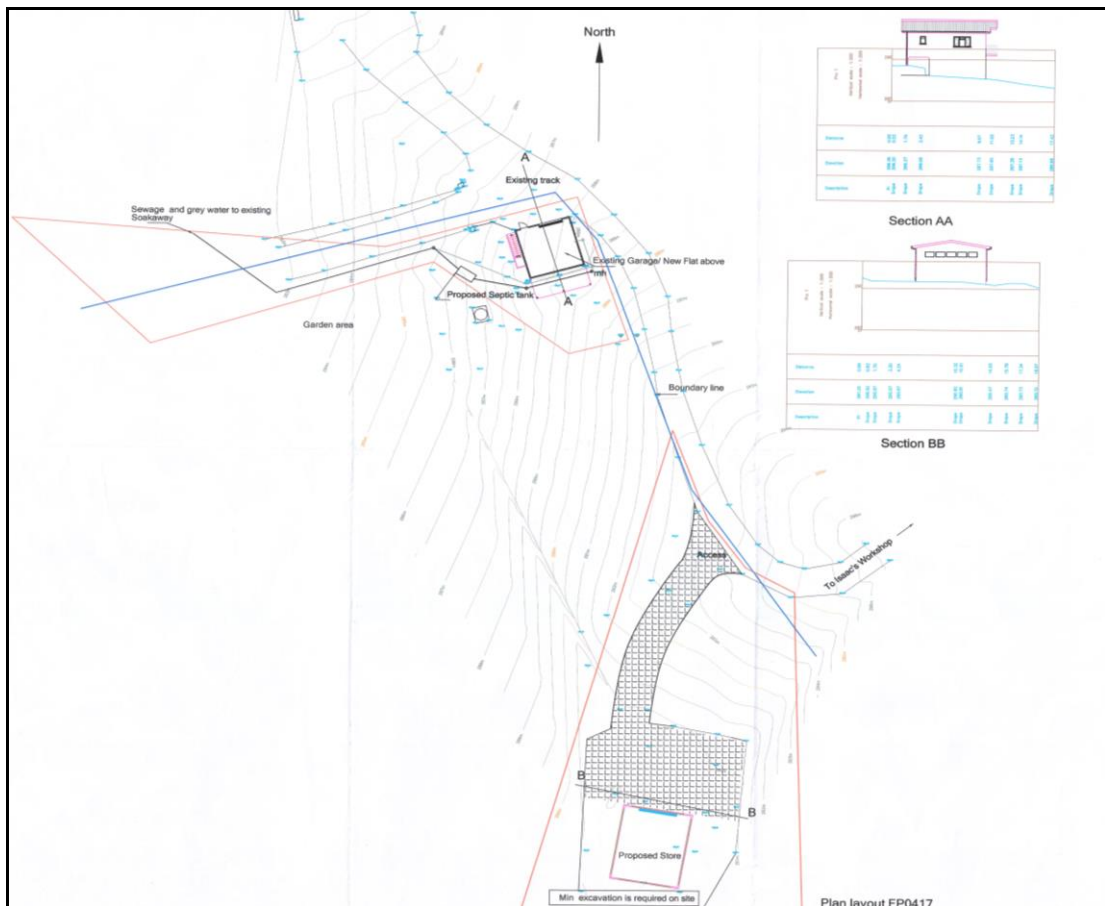


Diagram 3: Current GIS Boundary

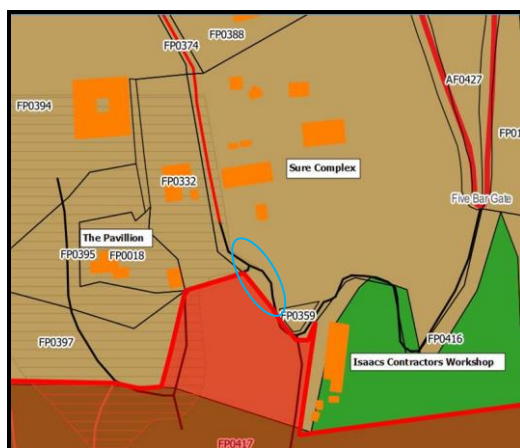


Diagram 4: Adjudication map from 1999

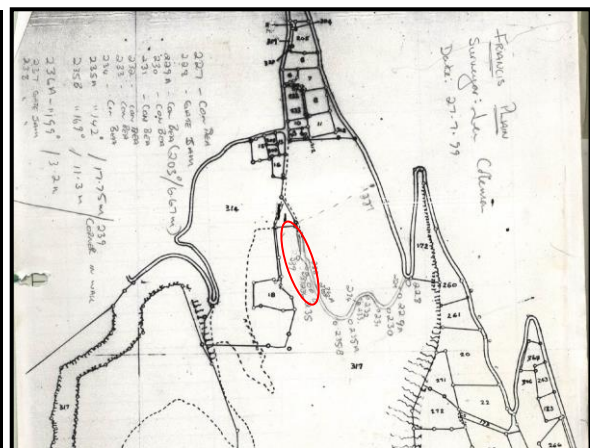


Diagram 5: GIS map showing correct position of north east boundary



Both areas for development are served by an existing access road with minimal site excavation required.

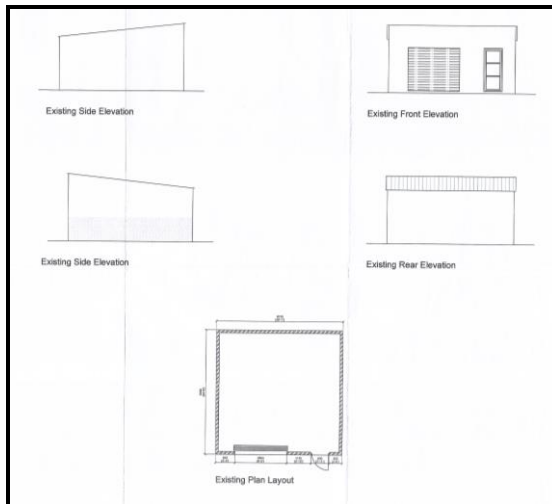
A new septic tank is proposed for the one bedroom flat with the overflow connected to an existing soakaway. The applicant has confirmed that the existing soakaway was dimensionally designed to accommodate future development.

Existing: The existing building is a simple small single storey concrete blockwork construction with a mono pitched roof of 36m² area but occupies a very prominent location at the entrance to Briar pavilion. The building has no significant historical background, however in this prominent location it is considered to be unsightly and out of character with the surrounding area.

Diagram 6: Existing building in the streetscene

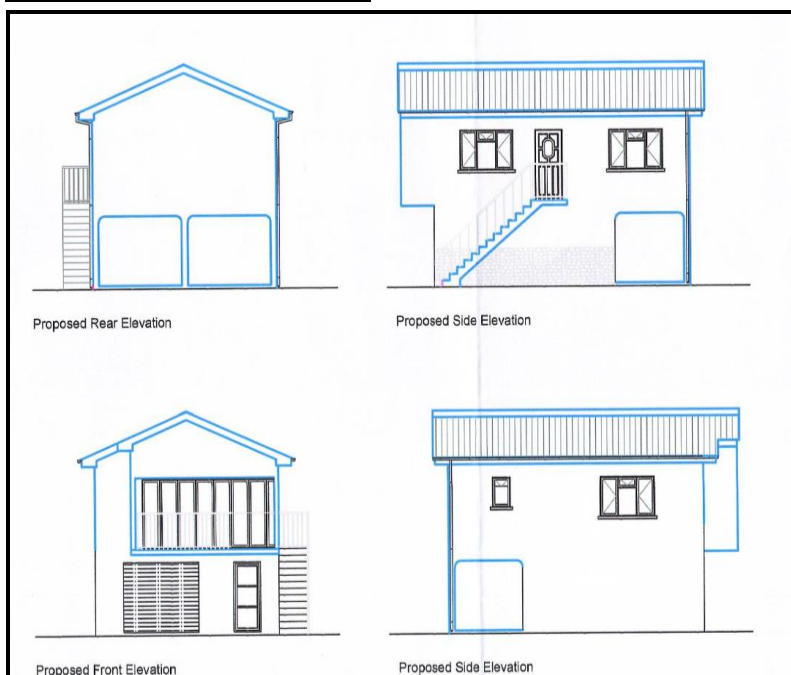


Diagram 7: Existing garage/store



Proposed (one bedroom flat): It is proposed to form a patio extension on the rear of the existing building which will create a sit-out area but more importantly the proposed concrete columns and concrete beams will become the structural support for the proposed first floor extension to provide one bedroom residential accommodation. The existing roof will be replaced with reinforced concrete floor sitting on steel joist positioned and designed to support the load. Access to the first floor will from the uncovered external stairs to the western side of the building. The first floor flat will have a cantilevered balcony with a balustrade and railings on the north elevation projecting 1.2m from the building line. Whilst the single storey building is very prominent in this location, the proposed building will be become more prominent with now a more prominent feature of the balcony that will projecting outward from the main elevation.

Diagram 8: Elevations (Flat)



The proposed first floor flat is steel framed with a vapour barrier wrap and cladded with fibre cement boards. The external finish will be a sand/cement sub-render and a sand/cement smooth plaster to match the existing walls on the ground floor garage/store. The proposed roof is steel framed with an inverted box ribbed (IBR) coversheet and is dual pitched allowing it to fit in with surrounding buildings.

Diagram 9: Building Plan – Ground Floor (Flat)

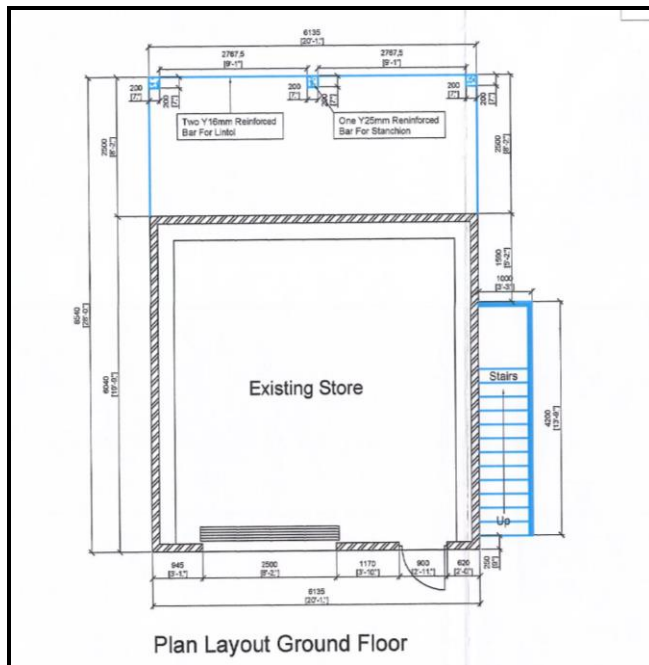
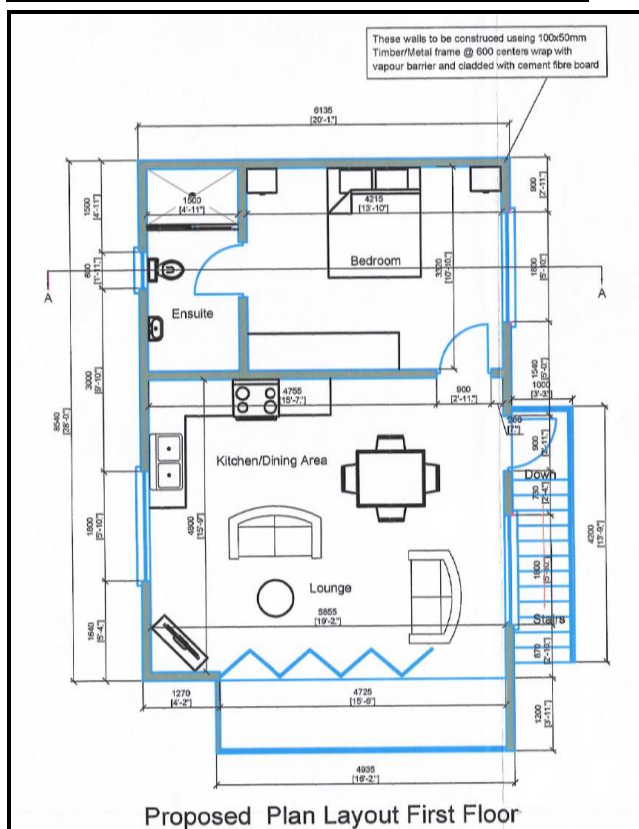


Diagram 10: Building Plan – First Floor (Flat)



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Proposed (Store): The proposed store building is a single storey of 67.5m² floor space of steel framed construction with a vapour barrier wrap and cladded with fibre cement boards. The external finish will be a sand/cement sub-render and a sand/cement smooth plaster. The external appearance consist of high-level windows (1000x600mm) situated 150mm apart on all four elevations with a main rollup door (4000x2100mm) on the north elevation. The proposed roof is steel framed with an inverted box ribbed (IBR) coversheet and is dual pitched allowing it to fit in with surrounding buildings.

Diagram 11: Building Plan (Store)

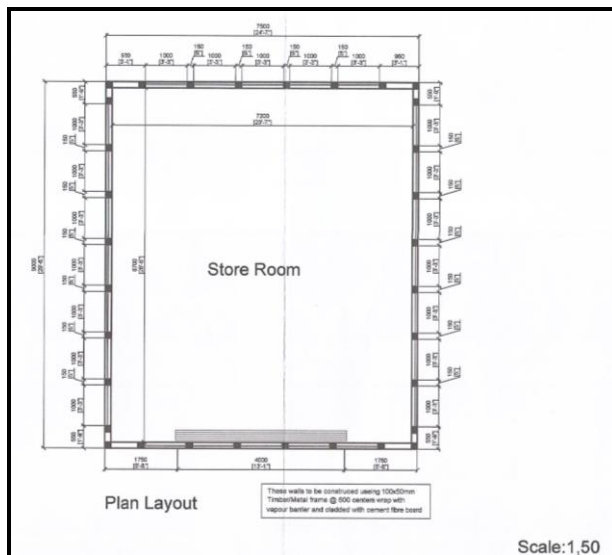
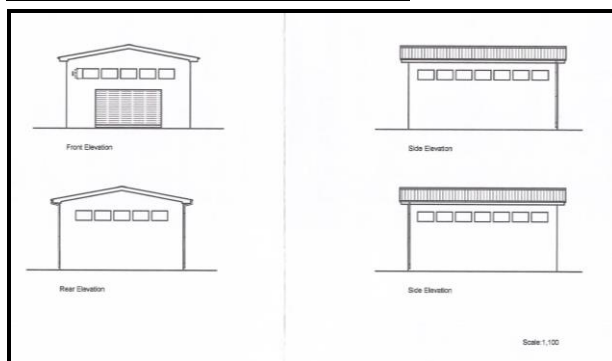


Diagram 12: Elevations (Store)



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)

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- Built Heritage: BH5
- Water: Policy W2
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7

OFFICER'S ASSESSMENT

The Pre-application discussion highlighted that the existing garage and subsequent proposed one bedroom flat was outside of the property boundary according to the GIS location map submitted with the application, but shown to be inside the boundary on the submitted site plan. The applicant was unsure why there was this discrepancy. Through historic search into the older hand drawn adjudication maps it was found that the existing road defined the boundary thus positioning the existing garage and proposed flat inside of the property boundary.

Pre-application discussions also highlighted that the proposed septic tank was shown on the site plan approximately 2000mm above the drainage outlet from the proposed development. The plan draughtsman felt that because the drainage was only coming from the first floor, the position of the septic tank was acceptable. However, this would have required a 100mm pipe to be suspended 2800mm above ground level near the building and supported in the air along its route to the septic tank. This was not considered to be acceptable from an appearance point of view and thus a new location for the septic tank was agreed and a new site plan submitted.

Whilst the design of both proposed buildings are very basic in the context of many developments on the Island, in the context of this location the proposed extension of the existing storage/garage building to form a two storey development with a projected balcony in a very prominent location adjacent to the conservation area and at the entrance to a historically important building and venue of Briars Pavilion, the proposed design and details of this build becomes very dominant in the street scape. Any development proposal in this location needs to be set back from the road by at least 5m with some landscaping on the front elevation to reduce the impact of the development. In assessment of the proposed development against policy BH5, which states that: "development and demolition within a Historic Conservation Area or affecting its setting shall preserve or enhance its character and be consistent with any relevant management plan for the area". The proposed development in terms of its location, design, mass and details, particularly the projecting balcony forward of the existing building line, detracts from the adjacent historic conservation area and its setting to the historically significant building and visitor venue of Briars Pavilion and direct conflict with the policy objective.

The single storey building to provide a storage additional to the accommodation is considered to be acceptable as it is hidden among the trees and is only visible from higher ground. As the applicant is seeking permission for the development as proposed it is not possible to consider the storage building independent of the other proposal.