

## Planning Officer's Report – LDCA APRIL 2020

<b>APPLICATION</b>	<b>2020/08</b> – Demolition of Existing Prefabricated House and Construction of a 2 Bedroom Dwelling
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	28 <sup>th</sup> January 2020
<b>APPLICANT</b>	Jason T Augustus
<b>PARCEL</b>	NG0317 & NG0318
<b>SIZE</b>	0.38 acres (1585m <sup>2</sup> )
<b>LAND OWNER</b>	Jason Augustus & Kaye Johnson
<b>LOCALITY</b>	New Ground
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Existing Prefabricated House
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 31<sup>st</sup> January 2020</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	14 <sup>th</sup> February 2020
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>
<b>PREVIOUS APPLICATION</b>	<b>2018/26</b> – Extensions to Existing Prefabricated House (Covered Area, Verandah & Garage)

### A. CONSULTATION FEEDBACK

- |                            |  |
|----------------------------|--|
| a) Sewage & Water Division | No Objection   |
| b) Energy Division         | No Objection – Applicant to request disconnection from services prior to demolition of building. |

c) Fire & Rescue	No Response
d) Roads Section	No Objection
e) Property Division	No Response
f) Environmental Management	No Response
g) Public Health	No Response
h) Agriculture & Natural Resources	No Response
i) St Helena Police Services	Not Consulted
j) Aerodrome Safe Guarding	Not Consulted
k) Enterprise St Helena (ESH)	No Objection
l) National Trust	No Response
m) Sure SA Ltd	No Objection
n) Heritage Society	No Response

## B. DEVELOPMENT DETAILS SUMMARY

The proposal is for the demolition of the existing prefabricated house which is in bad repair and the construction of a traditional concrete blockwork, two bedroom bungalow style house with attached garage on the same site.

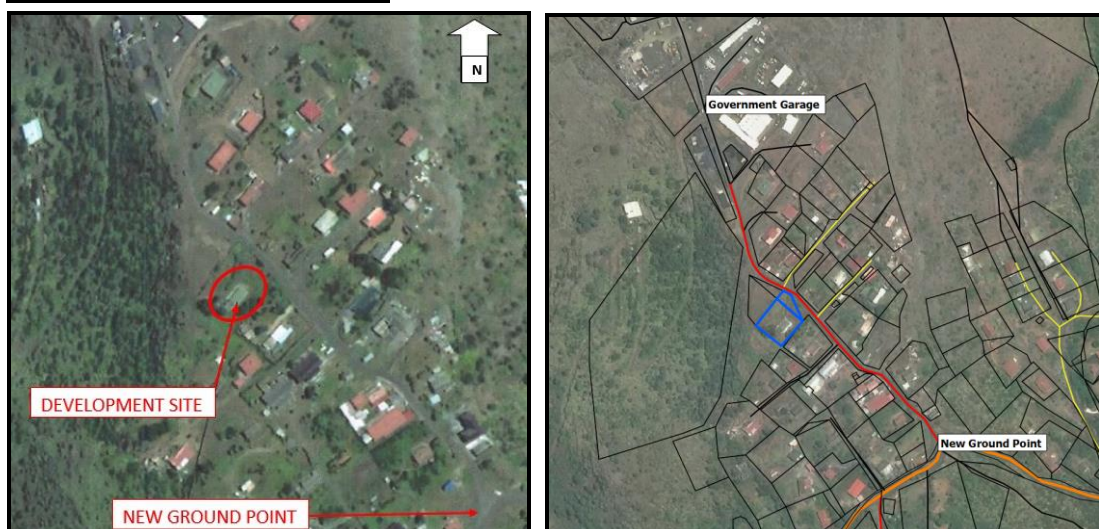
Area of the existing prefabricated house: 100m<sup>2</sup>.

Area of the proposed building: 205m<sup>2</sup>.

## C. PLANNING OFFICER'S APPRAISAL

**Location:** The proposed development site is located in the New 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 left of the main road leading from New Ground Point to Donkey Plain.

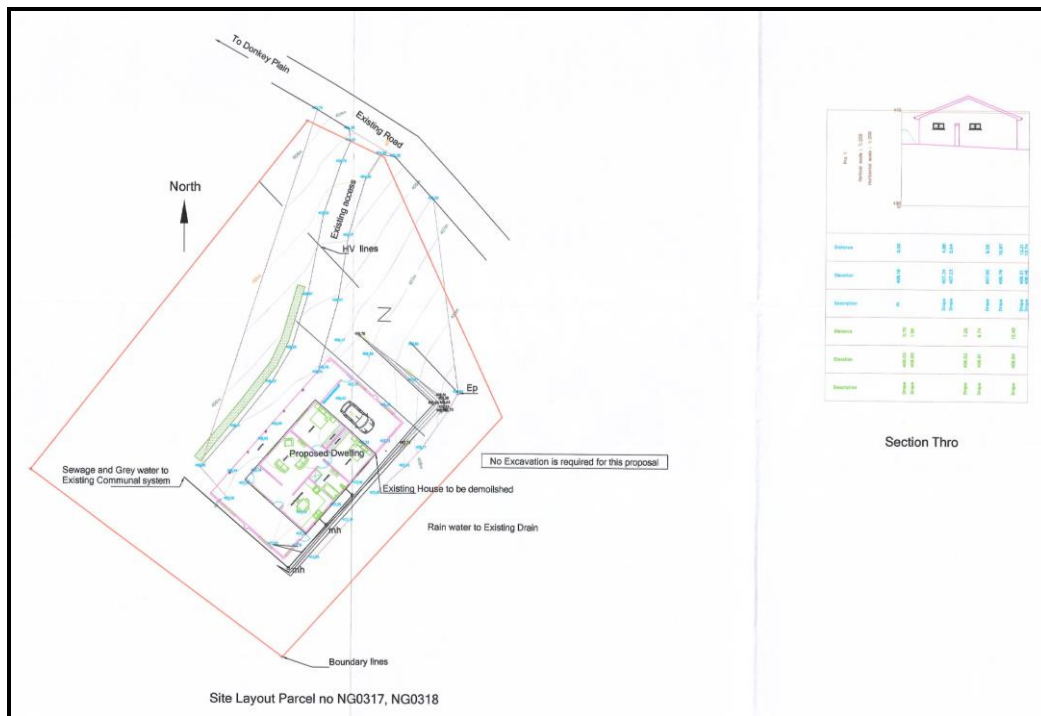
### Diagram 1 & 2: Location Plan



Report Author: P Scipio  
 Authorised by: I Mohammed (CPO)  
 Report Date: 06 May 2020  
 Application 2020/08

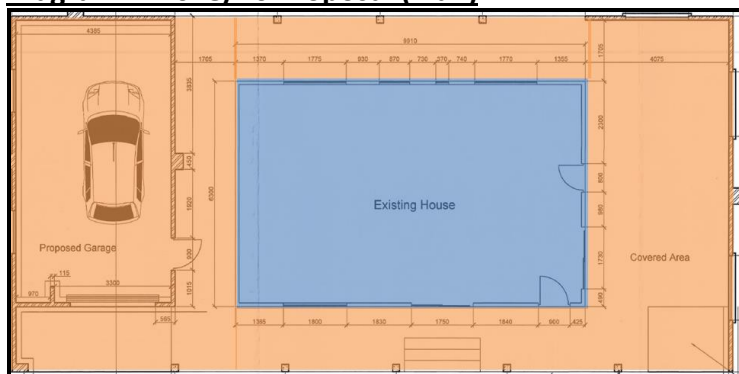
**Site:** The site, parcels NG0318 & NG0317 are approximately 1585m<sup>2</sup> and the proposed house is 205m<sup>2</sup>, thus covering 13% of the site. The site and existing access road does not require additional excavation, however a land strip will be required to remove growth both from the site and access road. The proposed drainage (sewage and grey water) will be connected to the existing Communal system using the same connection point as the existing house.

**Diagram 3: Site Plan & Site Section**



**History:** Application **2018/26** was submitted on the 21<sup>st</sup> February 2018 for a Covered Area, Verandah & Garage Extension to the Existing Prefabricated House. Approval was given and a decision notice sent to the applicant on the 18<sup>th</sup> April 2018.

**Diagram 4: 2018/26 Proposal (Plan)**



**Diagram 5: Existing Prefabricated House**

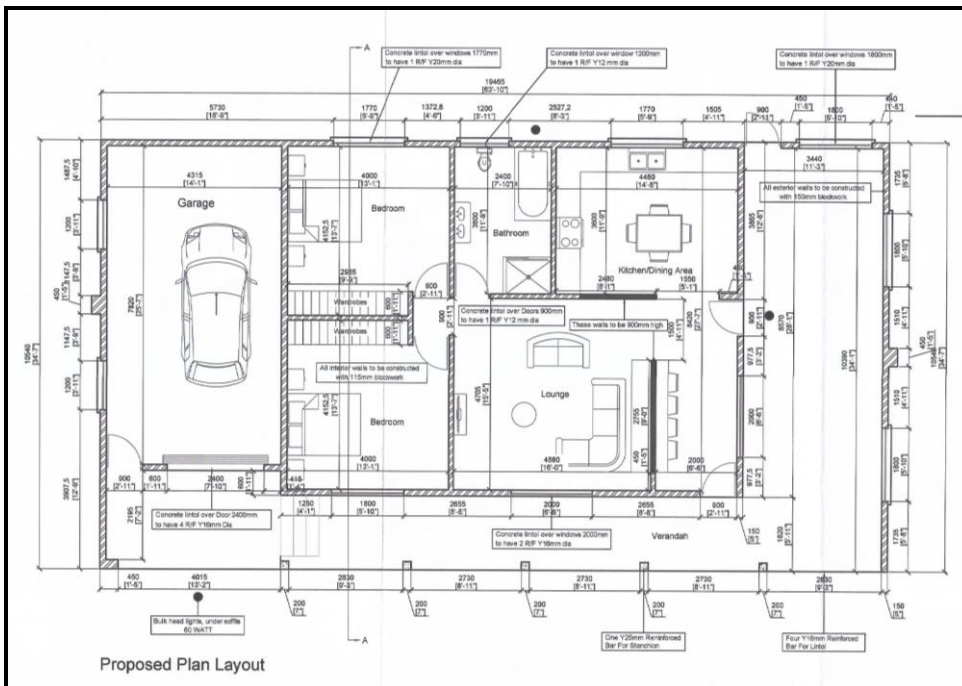


Since 2018 the applicant has reconsidered his proposal. Prefabricated house life span range from 5 to 35 years depending on the materials, maintenance and location, i.e. near coastal areas. This house has deteriorated due to a number of the factors mentioned above to the extent that the cost to repair is not viable for the applicant, thus the decision to demolish and rebuild.

**Proposed:** The applicant proposes to rebuild a two bedroom house with attached garage using traditional concrete blockwork structure with an inverted box ribbed (IBR) roofing. The main house including the garage has a simple dual pitched roof. The proposed building will be located in the same position as the existing prefabricated but covering a greater area.

All services will be reconnected and will continue to be used by the new build as before.

**Diagram 6: Building Plan**



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## **Diagrams 7 & 8: 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

### **OFFICER'S ASSESSMENT**

While many prefabricated houses can last for decades with correct and regular maintenance, the cost can sometimes exceed the initial spend on a more traditional long lasting build. Because most areas on the island are in close proximity to the coast, salt sea air makes the life span a lot less and increases the need for even more maintenance cost.

Therefore, it is practical and cost effective to rebuild with materials that provide a greater life span. In this case, even though it means the demolition of a building the proposal is still practical and cost effective over a longer period.

Overall the design is simple, a 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.