

## Planning Officer's Report – LDCA JUNE 2020

<b>APPLICATION</b>	<b>2020/20</b> – Proposed Construction of a 2 Bedroom Split Level Dwelling & Double Garage/Workshop
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	2 <sup>nd</sup> March 2020
<b>APPLICANT</b>	Reginald Williams
<b>PARCEL</b>	NG0103 & NG0216
<b>SIZE</b>	0.16 & 0.32 acres (2024m <sup>2</sup> )
<b>LAND OWNER</b>	Reginald Williams
<b>LOCALITY</b>	'KAREG' Clay Gut, St Pauls
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Existing Residential House
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper 5<sup>th</sup> March 2020</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	19 <sup>th</sup> March 2020
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response

9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted
11. Enterprise St Helena (ESH)	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

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

Parcel 0103/0216 New Ground	:	2024m <sup>2</sup>
Existing Dwelling Footprint	:	141m <sup>2</sup>
Proposed Dwelling Footprint	:	117m <sup>2</sup>
Plot Coverage	:	13%

**C. PLANNING OFFICER'S APPRAISAL**

**PLANNING HISTORY**

The application site received full development permission in 2019, reference 2019/54, where the initial application was for an extension to the existing house to form a conservatory and construction of a two bedroom dwelling. This dwelling was to be constructed on the adjoining land, which was to be cut and fill and of a double storey design. This led to the embankment exceeding the LDCP policy, measuring approximately seven metres, as well as being within close proximity of the boundary. It was therefore recommended by the officer to change the design to reduce the height of the embankment in compliance with the policy. In view of this, the applicant decided to amend the proposal to pursue the conservatory extension only and omitting the proposals for a new dwelling from the application. The application for the conservatory was approved subject to conditions. The applicant has now submitted proposal for the new dwellings for consideration in line with the officers' advice.

**Diagram 1: Location Plan**

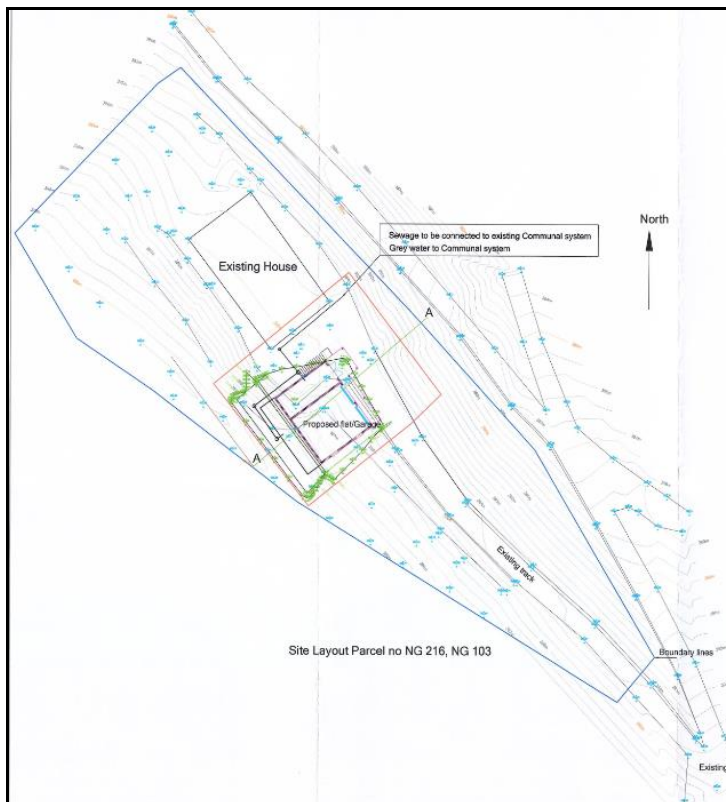


## THE PROPOSAL

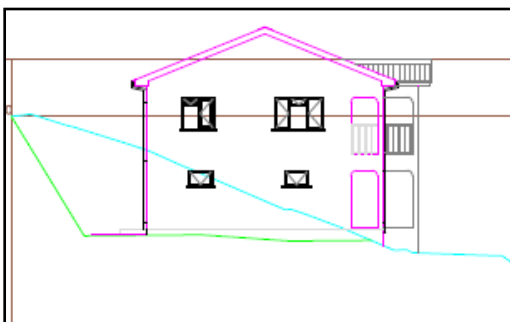
The site is situated in the Clay Gut area, approximately 130m east of New Ground Point. The development is designated within the Intermediate Zone and not within any proposed Conservation areas.

The applicant has proposed a split level development, where the site excavation will consist of a 13m x 7m platform to be created on the ground floor level, and a 13m x 3m for the first floor level. Embankments will measure approximately 1.3m in height on the first floor and 2.6m on the ground floor. For assessment site section through of the previous development proposal is shown in Diagram 3.

**Diagram 2: Proposed Site Plan**



**Diagram 3: Initial submission 2019/54**



**Diagram 4: Proposed Section - 2020/20**



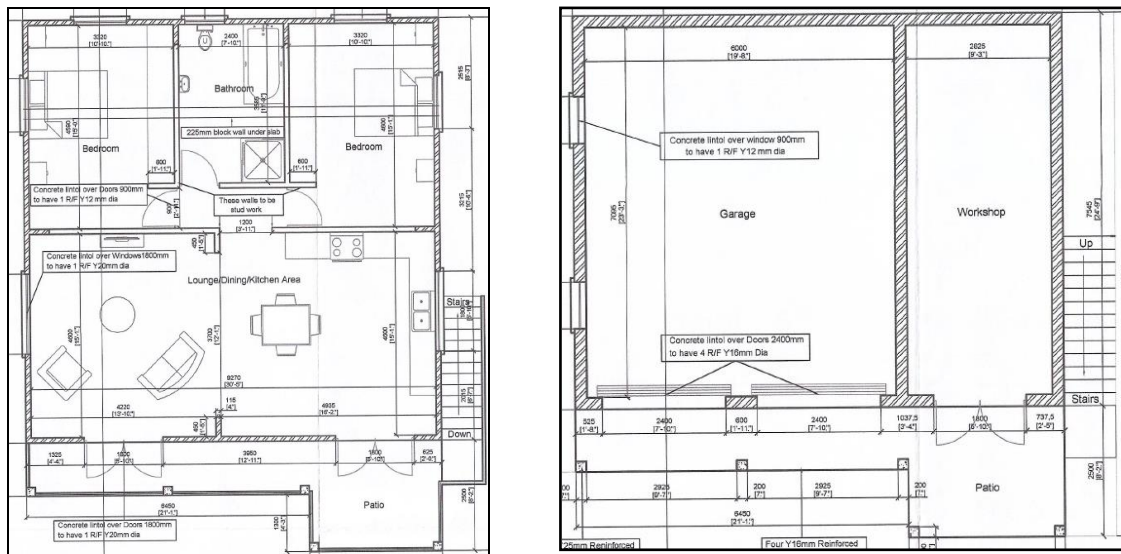
In terms of the position of the proposal to the existing house, it will be situated approximately 5m south of the existing house. The building is of a split level design,

where access to the first floor will be via an external staircase. The dwelling comprises an open plan kitchen, dining and lounge area at the front along with a patio, as well as a shared bathroom and two bedrooms at the rear. The ground floor consists of a double garage and separate workshop and patio.

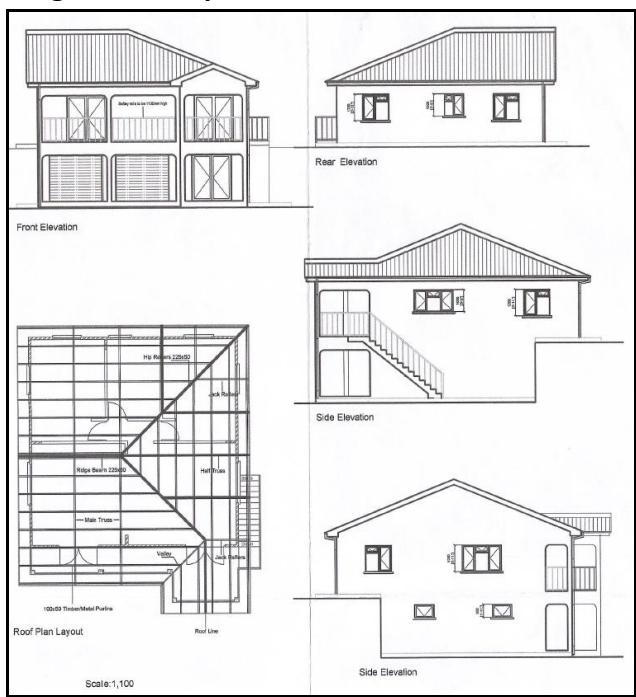
External walls will be made of rendered blockwork, and roof coverings of corrugated iron. The internal walls within the dwelling will be stud work.

Electricity and water is available in the area and can be connected to. Sewage has been proposed into the existing communal system.

**Diagram 5: Proposed Floor Layout (First Floor & Ground Floor)**



**Diagram 6: Proposed Elevations**



## **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 applicant has re-submitted a proposal, which has altered the design from two storey to split level development that sits well on the site and avoids excessive excavation. This compromise has ensured the development complies with policy IZ1 f). The appearance of the building and in terms of its siting, scale layout, proportion and external materials are consistent with the development in the surrounding area, therefore can be supported.