

Planning Officer's Report – LDCA JULY 2020

APPLICATION	2020/11 – Proposed three bedroom, timber framed House
PERMISSION SOUGHT	Permission in Full
REGISTERED	3 rd February 2020
APPLICANT	Kevin Obey
PARCEL	BG0209
SIZE	2.28 acres (9368m ²)
LAND OWNER	Kevin O'Bey
LOCALITY	High Hill
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant Freehold Land
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 6th February 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	20 th February 2020
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

a) Sewage & Water Division	No Objection
b) Energy Division	No Objection
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

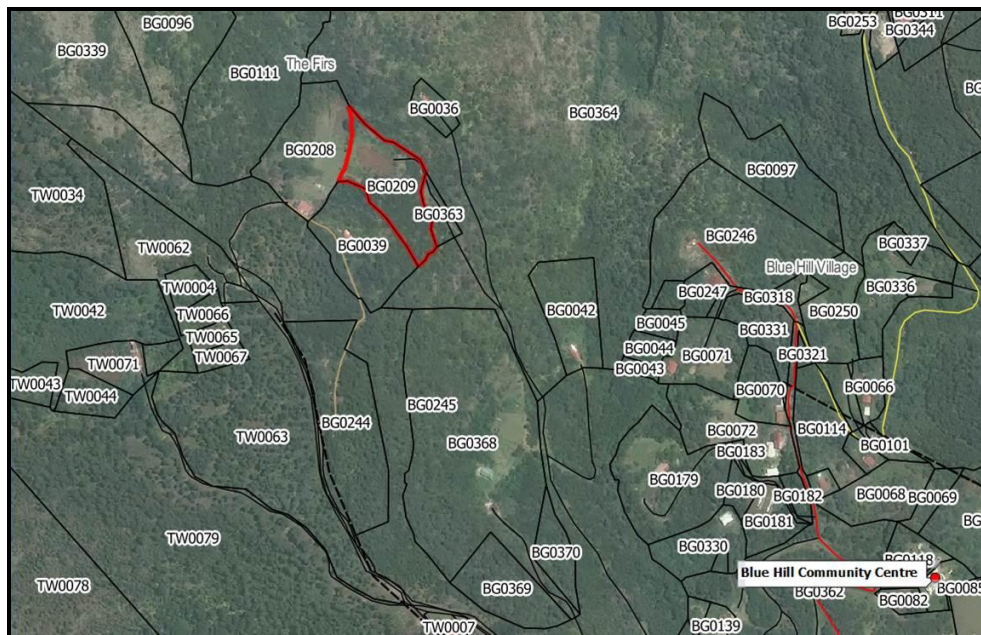
B. DEVELOPMENT DETAILS SUMMARY

The proposed development is for a three bedroom, timber framed, single story dwelling house with a mono pitched roof. The area of the proposed development is 135m², with dimensions of 25m x 5.4mm.

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.

Diagram 1: Location Plan



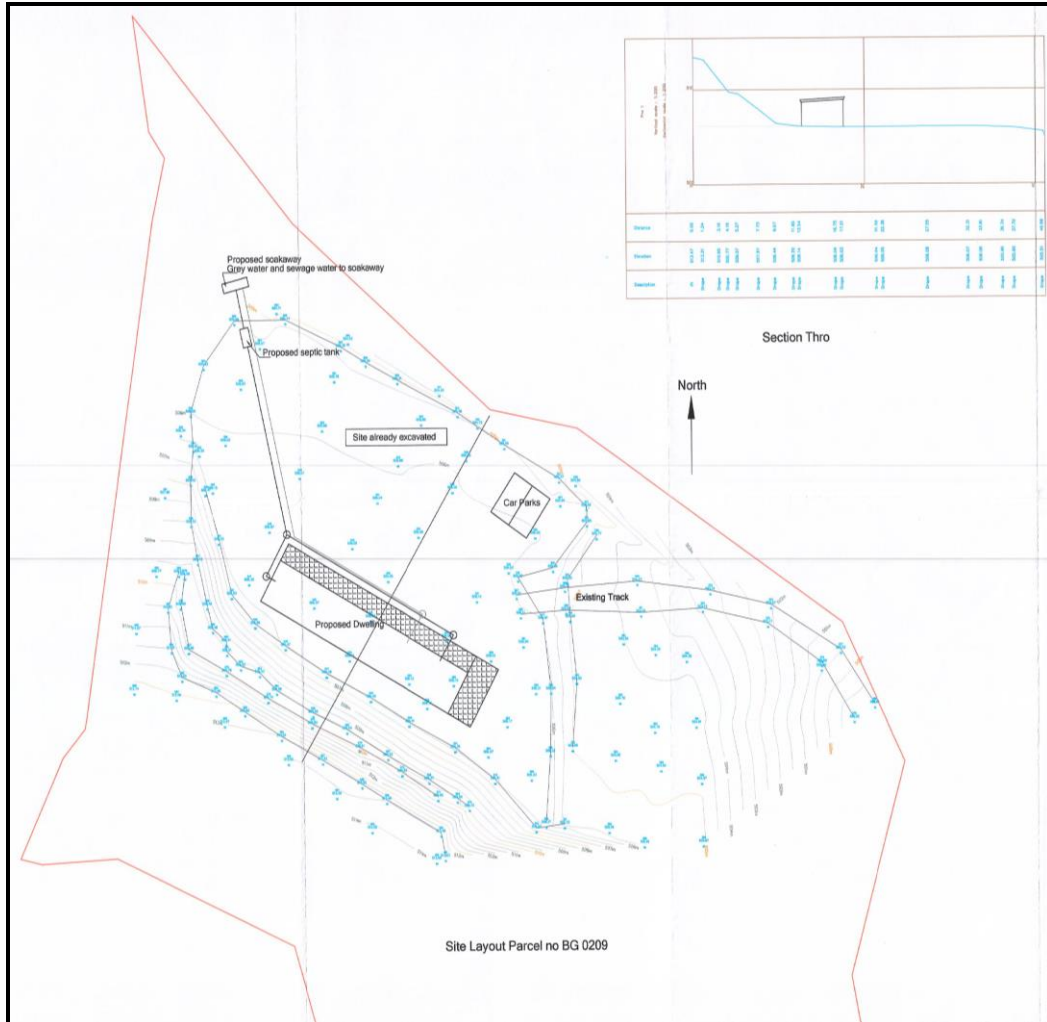
Site: The site, parcel BG0209 is approximately 9368m², the proposed building is 135m², thus covering approx. 1.44% of the site.

The site has been excavated number of years ago by the previous owner and there does not appear to any records of any previous permission in respect of these development works. The terraced embankment is a combined height of approximately seven metres and is sloped at approximately 45°. While the angle of

repose can range from 0° to 90° depending on the material/soil properties, in this case the embankment at an angle of 45° and of little or no danger of slippage.

A septic tank and soakaway are proposed on site and will be design in accordance with the results gather from the percolation test carried out on the site on 13th January 2020.

Diagram 2: Site Plan & Site Section



Proposed Development:

The proposed development is for a three bedroom, timber framed, single story dwelling house with a mono pitched roof. The proposal differs from a St Helena traditional concrete block build. The proposed building is timber framed with hardwood external cladding and a three layer felt roof finish on a plywood roof base.

The proposal also includes a partially covered timber deck on the front and side elevations. In terms of its structure and appearance, the timber frame and hardwood cladding is similar to a number of buildings in the locality. The felt roof is

different and will require structural and finishing details to be submitted for building regulation approval.

The appearance is much like the older houses that were built on St. Helena, for example, single room width over the entire length of the house.

The development application consist of two elements:

1. The proposed building and
2. A proposed Septic tank and soakaway.

The site excavation and the access road have existed for a number of years.

Diagram 3: Floor Plan

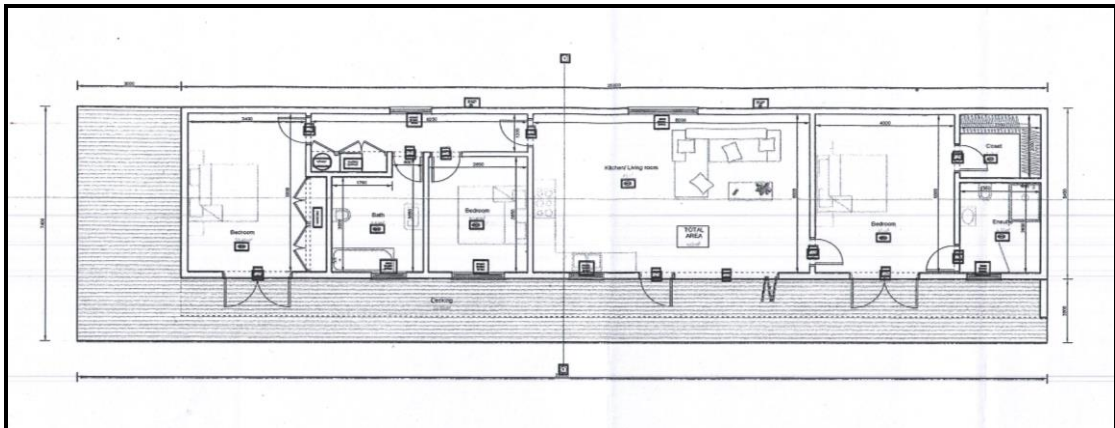
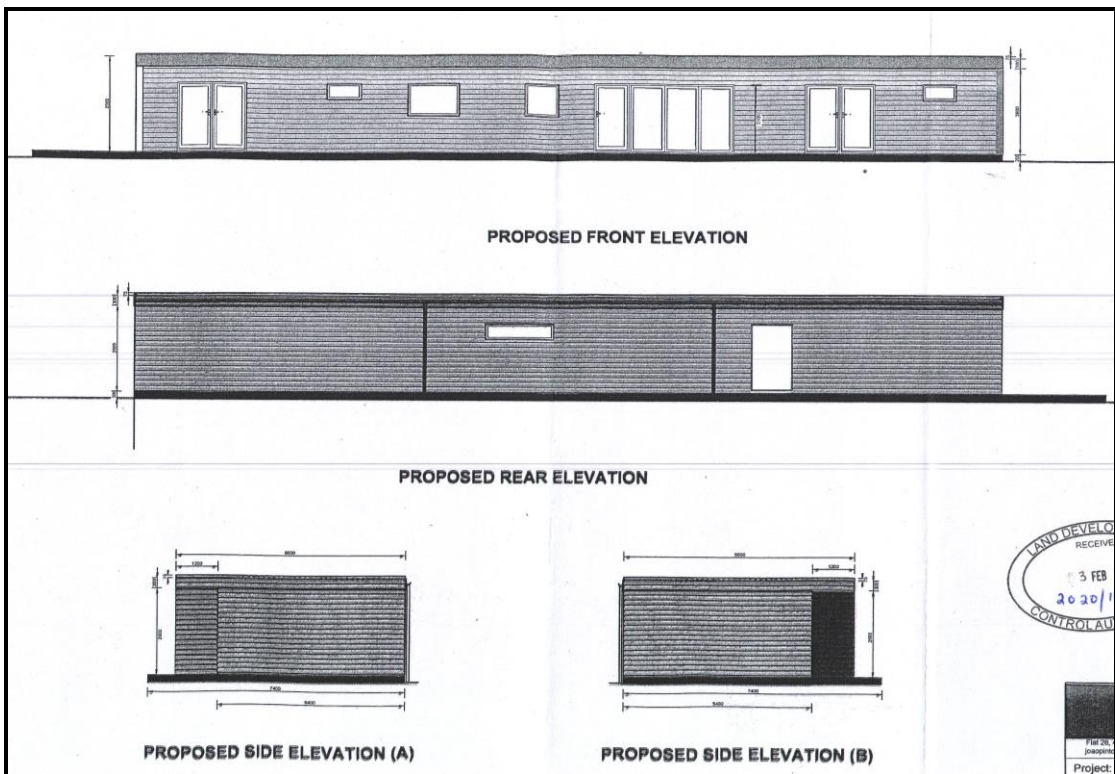
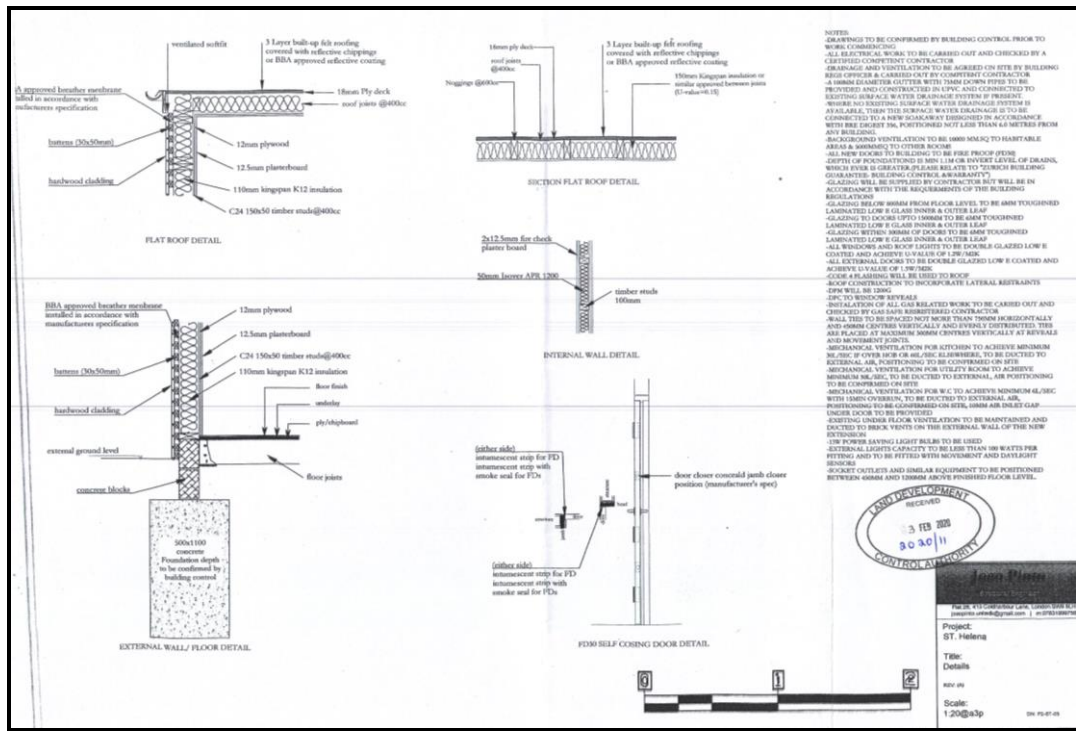


Diagram 4: Elevations



Diagrams 5: Details



REPRESENTATIONS

No representations were received from any statutory body or members of the public, including immediate neighbours.

POLICY CONSIDERATION

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

The design in terms of the floor plan layout is basically a single room width building along its entire length. While very basic, it relates to many of the older St. Helenian homes before the square bungalow design came along in the 80's.

The Timber structure with a felt roof is different to the norm locally, and will need to be designed and specified to receive building regulation approval.

As regards the appearance, while it might be different in terms of the external materials and roof design, it will still blend into the landscape.

Overall the development complies with the relevant policies of the Land Development Control Plan (LDCP 2012 - 2022) listed above, and therefore can be supported.