

## Planning Officer's Report – LDCA NOVEMBER 2020

<b>APPLICATION</b>	<b>2020/49</b> – Construction of a One Bedroom Flat, Sapper Way
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	29 <sup>nt</sup> June 2020
<b>APPLICANT</b>	Stephen McDaniel
<b>PARCEL</b>	SCOT0082
<b>LOCALITY</b>	Redhill, St Paul's
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 29<sup>th</sup> June 2020</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	17 <sup>th</sup> July 2020
<b>REPRESENTATIONS</b>	One received
<b>DECISION ROUTE</b>	<del>Delegated</del> / LDCA / EXCO

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection – Application required for electricity.
3. Fire & Rescue	No Response
4. Roads Section	No Objection - Comment
5. Property Division	No Objection – Comment
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	Objection – Comment

**B. PLANNING OFFICER’S APPRAISAL**

**LOCALITY & ZONING**

The application site is located adjacent to the “Show House” in Sapper Way, at the junction of Sapper Way and Redgate. The application site is to the west of Half Tree Hollow Rifle Club. The total site area is 1.52 acres (6,258sqm), but the developable area is restricted due to the topography of the area. The plots are designated within the Intermediate Zone and has no Conservation area restrictions, however it sit close to the Green Heartland Zone.

**Diagram 1: Location Plan**



The plot of land for development is accessed from a short unmade track of around 100m from an area just south of the “Show House” in Sapper Way, which is almost at the junction with Redgate. This access track at some gradient and the site sits below the road (Redgate) and will require removal of number of trees to provide a clear way for vehicles.

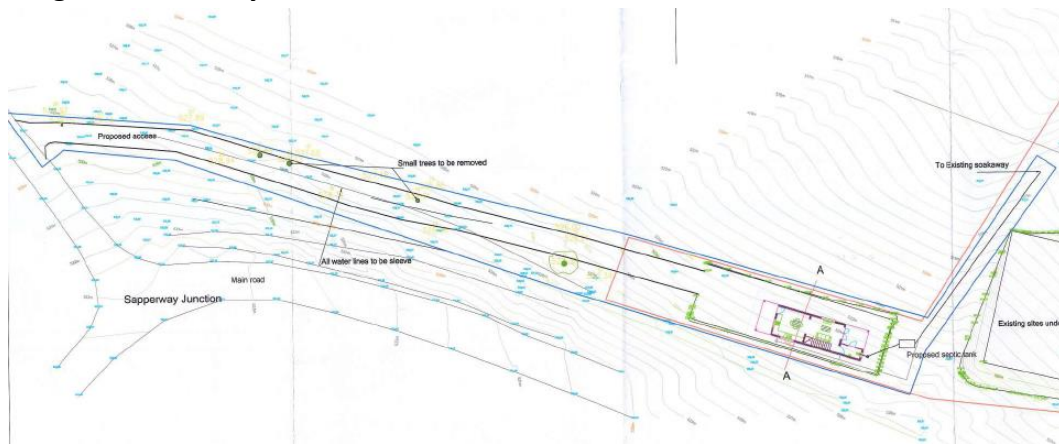
**THE PROPOSAL**

The proposal is to form an access road from Sapper Way to the cleared area and build a two storey one bedroom dwelling. The floor area of the development will be 14.0m by 4.0m. The ground floor comprise of lounge and kitchen/diner and a washroom in the northwest corner. The stairway will be central on the north side of the lounge.

There is a patio on the east side of the kitchen and a further patio on the southwest

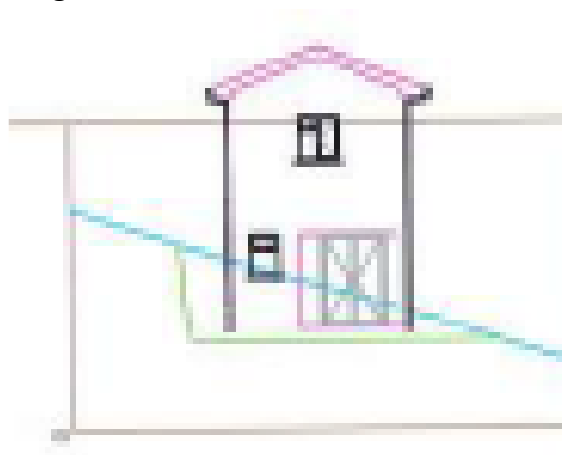
corner. The upper floor include a lounge and on the east side the bedroom and on the west side a bathroom. The bedroom leads to a patio. There are window on all elevations on both levels.

### Diagram 2: Site Layout



The roof will be double pitched with the gables on the narrow elevations. The construction will be blockwork with plaster finish. The roof will IBR sheeting.

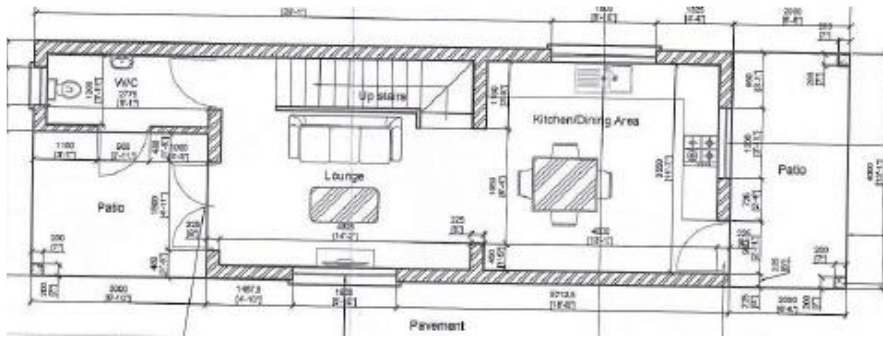
### Diagram 3: Site Section



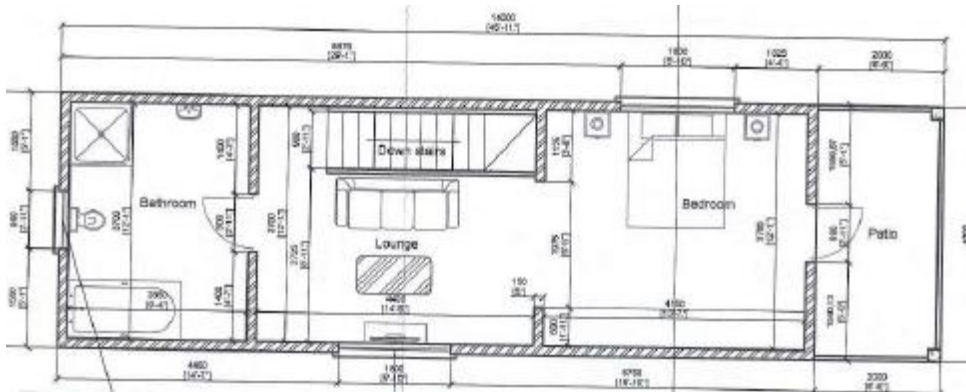
The sewage will be managed through a septic tank and discharge through a existing soakaway in the northeast corner of the site.

At the eastern end of the access track a level platform is to be created for the dwelling. The platform will measure approximately 25m x 8m at its widest point, resulting in an embankment of 2.2m. The house will be constructed on the eastern side of the site platform. The platform can provide sufficient space for parking of vehicles and mover-ability for turning.

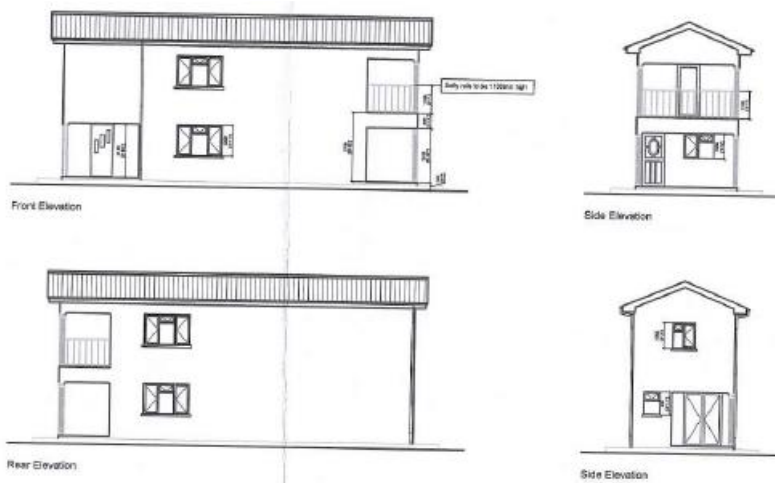
**Diagram 3: Layout Ground Floor**



**Diagram 4: Layout Upper Floor**



**Diagram 5: Elevations**



**BACKGROUND & PRE-APPLICATION ADVICE**

Prior to the submission of the proposal, there were number of discussion with the applicant in respect of the proposed development. The main issues relates to the need to remove number trees to create access the track of over 100m in length to build a single bedroom unit and it is considered that the location would not provide a suitable living accommodation. The site is very narrow with a considerable bank to the road. There were no issues with the proposed dimensions and layout of the building as the space created would be sufficient, although slightly confined.

The applicant considers that the access track requiring remove of some small tree would not harm the local landscape and track would be of sufficient width to meet with access requirement for a single property. Following discussions, there has been no change to the plan.

## **CONSULTATION**

Response to the consultation has been received from two stakeholders and the issues raised are summarised below:

Read Section raise no objection to the development and raise issues on drainage and highway safety;

- excess road to property should have adequate drainage installed and to seek additional information if needed under the Roads Policy regarding Storm water,
- existing under land drains should not be blocked off or dug up, they should be re-diverted if property is built directly below them.
- view splays to join main highway or were the new road meet the main highway should be able to see in a clear distance that is shown in the Roads Policy.
- existing spurs/splays that is joined to the main Highway should also be maintained by the property owners.

The Property Team support the development and state that:

- the land was excised from National Forest Estate to Crown Estates Management for the disposal, this area was assessed as it is within the Intermediate Zone so therefore was deemed acceptable for residential use.

## **REPRESENTATION**

One representation was received from the Heritage Society for this application and the issues raised are summarised below:

- are should be taken to ensure that the significant views from the road above the site across to High Knoll are not impinged by this development;
- application is stated as a one bedroom dwelling, however there appears to be opportunity to condense the useable room space into to an efficient single storey building and this would considerably reduce adverse effects on the landscape and views;
- to assess effects the cross section should be extended to include the main road;
- site lies at the very edge of the Intermediate Zone abutting the Green Heartland Zone and the follow policy points are important:
  - 9.1 of the Rationale for IZ policies states, "... development can be accommodated in such a way as to preserve the quality of life for residents and visitors alike."
  - GH 6 of the GHZ states, "There will be a presumption in favour of retaining the undeveloped nature of the Green Heartland..."

## **OFFICER RESPONSE**

It is considered that there would no issues with regards to visibility of the development from High Knoll as there many more buildings which are prominent and more visible in the landscape and this building will be concealed amongst the tree cover around the site. The proposed lay out of the development over two floor is due to the width constraints on the site, hence the development is two storey in height.

There is no immediate impact on the landscape of Green Heartland as the site sit low down in the landscape and is not easily visible due to the trees and other vegetation.

## **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

## **OFFICERS ASSESSMENT**

Taking into consideration the existing site condition, the land is currently vacant forested land, which is owned by Crown Estates. The area consists of mature trees and vegetation, where there is obvious access track into the site. The development will requiring removal number of tree to create an access track of over 100m in length to enable the construction of a one bedroom dwelling. On the balance it is considered that the dwelling will be constrained due its dimensions, however that may be a personal choice for the future occupier whether owner or tenant.