

Planning Officer's Report – LDCA OCTOBER 2020

APPLICATION	2020/54 – Construction of a Three Bedroom Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	3 rd August 2020
APPLICANT	Jamie Ellick
PARCEL	SH0526
SIZE	0.41 acres (1687m ²)
LOCALITY	The Flag, Levelwood
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 6th August 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	20 th August 2020
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection – Comments
5. Property Division	No Objection - Approved on condition
6. Environmental Management	No Objection
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	No Objection
11. Enterprise St Helena (ESH)	No Objection

12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is located at the bottom of The Flag, Levelwood. Where the plot is situated on the north side of the main road and approximately thirty metres north of the Playground. The site is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



THE PROPOSAL

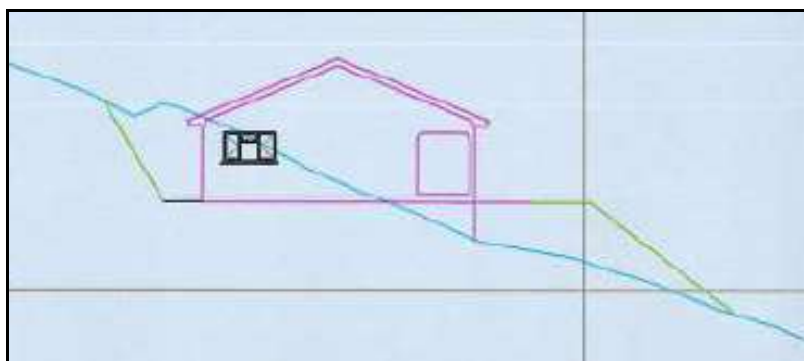
The plot measures a generous 1687m², and the land is currently a vacant portion of Crown Estates wasteland. The proposal is to form an access road from the existing road approximately fifteen metres in length onto the site platform. The platform will measure approximately 23 metres in length with a width of 15 metres at the widest point. As a result of this excavation, an embankment created will measure approximately three point two metres across the section indicated.

The proposed dwelling will be situated towards the north western side of the site platform. The house is of a bungalow design, where it will measure a footprint of 117 square metres. This results in a plot coverage of approximately of seven percent.

The floor layout comprises a partially open planned kitchen, dining and lounge area, which will be situated on the south eastern end of the house; towards the parking

area. A corridor will then lead towards the shared bathroom, two modest sized bedrooms and the master bedroom with en-suite. An open verandah has been proposed on the front (north east) elevation. The external walls will be of concrete block, which will be rendered and painted. Roof coverings will be of IBR sheeting. The roof will be of a gable design, pitched at twenty two degrees with an apex height of approximately five metres.

Diagram 2 and 3: Site Plan & Cross Section



The applicant has proposed to connect his sewage into a septic tank soakaway system. This will be constructed on north western side of the plot boundary along with the soakaway. A percolation test has been provided, where percolation value yields a satisfactory result. Water and electricity infrastructure is available in the area and can be connected to. In terms of parking spaces, the applicant has indicated two spaces on

the south eastern corner of the site platform. There is sufficient space for on-site manoeuvrability.

Diagram 4: Floor Layout

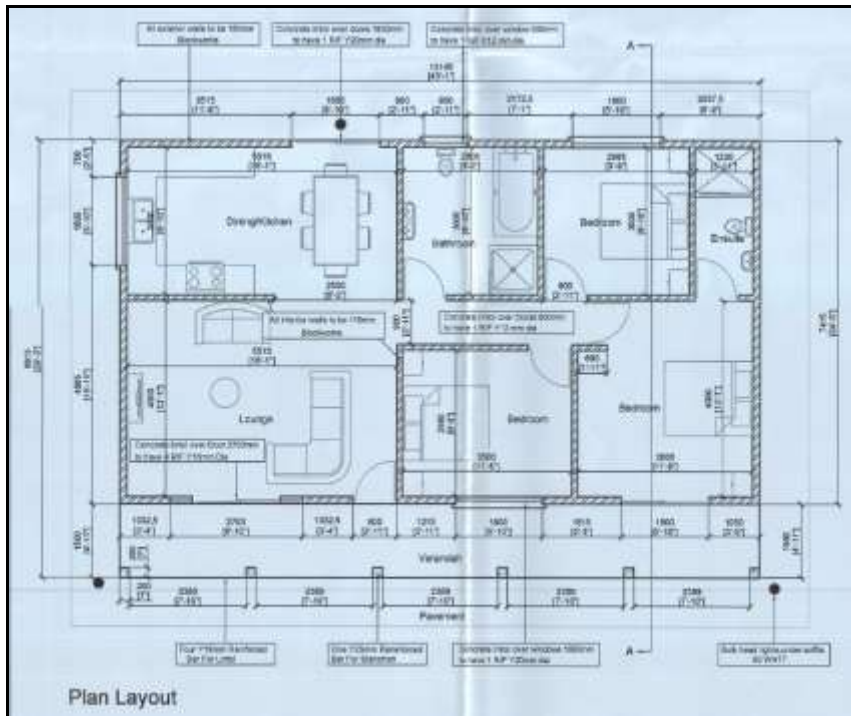


Diagram 5: Elevations



There was no representations from stakeholders or member of the public,

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

CONSULTATION RESPONSE

The Property Section response stated that

- No excavated material should fall onto the access below, if it does then the applicant must clear;
- Any damage to the surfaced road during the construction of the dwelling must be rectified;
- An easement will be granted once the applicant has obtained Planning Permission.

The Road Section has responded with standard comments and request conditions was as set out below:

- applicant to be fully responsible for any storm water flowing from the existing public road onto the property and should bear the cost of installing drains as appropriate and an appropriate conditions requiring the applicant to be fully responsible for managing any storm water that falls on the development site and that storm water shall not be discharged onto the public highway;
- new access to this property should be cut in a suitable way for vehicles approaching the property and for coming on to the main highway and the applicant to ensure the access road joining the main road is suitably surface so the existing road edging doesn't get damage;
- the applicant will also be required to maintain the road in compliance with requirement by the Property Service.

Appropriately worded conditions will be included in the grant of development permission to comply with these requests.

OFFICER ASSESSMENT

With regards to the siting and orientation of the proposal, the site platform has been designed to fit-in with the existing topography of the land, which is required to ensure an acceptable embankment as a result of the envisaged site excavation. Should the design go against the contour of the land, the resultant embankment would drastically exceed an acceptable level, leading to a significant scar of the landscape and a potentially un-stable cut. The dwellings orientation is also dictated by the site platform, coincidentally facing a similar direction to the existing neighbouring properties. The position and scale of the dwelling is relative to the site, where it will allow for adequate space for on-site amenities, parking and manoeuvrability, resulting in a more function space around the property.

Furthermore with the building being a single storey development, this will not adversely impact the outlook on the landscape. In terms of the detailing, there is a

small number of windows proposed however these are all positioned at the same heights, as well as the front elevation consisting of six stanchions to support the verandah lintel. These have been set out at equal distances to ensure a uniformed and symmetrical appearance.

In this case, the development meets the aims of the policies as stipulated above, and the proposed use is consistent with those in the area, thus can be supported.