

Planning Officer's Report – LDCA OCTOBER 2020

APPLICATION	2020/61 – Construction of a 2 Bedroom Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	26 th August 2020
APPLICANT	Conway Duncan
PARCEL	TH020241
SIZE	0.12 acres (512m ²)
LOCALITY	Near Rosemary Plain
ZONE	Greenheartland
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 28th August 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	11 th September 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 Response
6. Environmental Management	Objection - The site for this proposed dwelling is within the Green Heartland, LDCA Policy GH.3 states that permission will not be granted for new dwellings in the Green Heartland and the applicant has not provided a justification as to why he is applying to build

	here.
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. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is located approximately 240m south of Rosemary Plain and 80m south east of Rosemary Hall Cottage, which is a Grade III Listed building. The plot is designated within the Green Heartland Zone, and has no conservation area restrictions.

Diagram 1: Location Plan

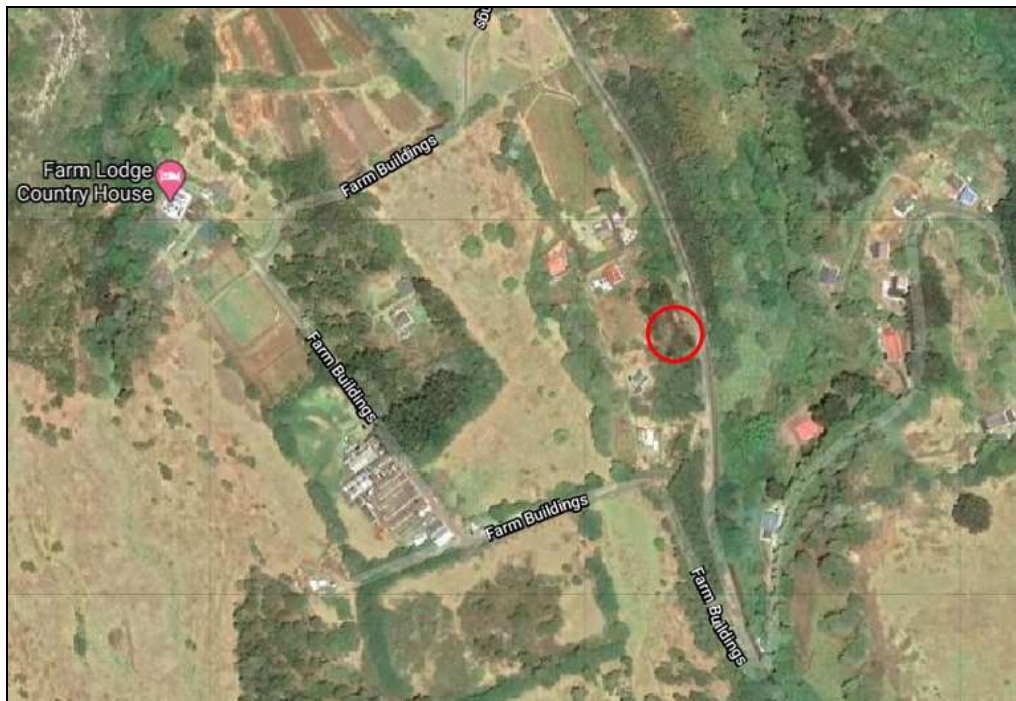


Diagram 2: Location Within Green Heartland Zone

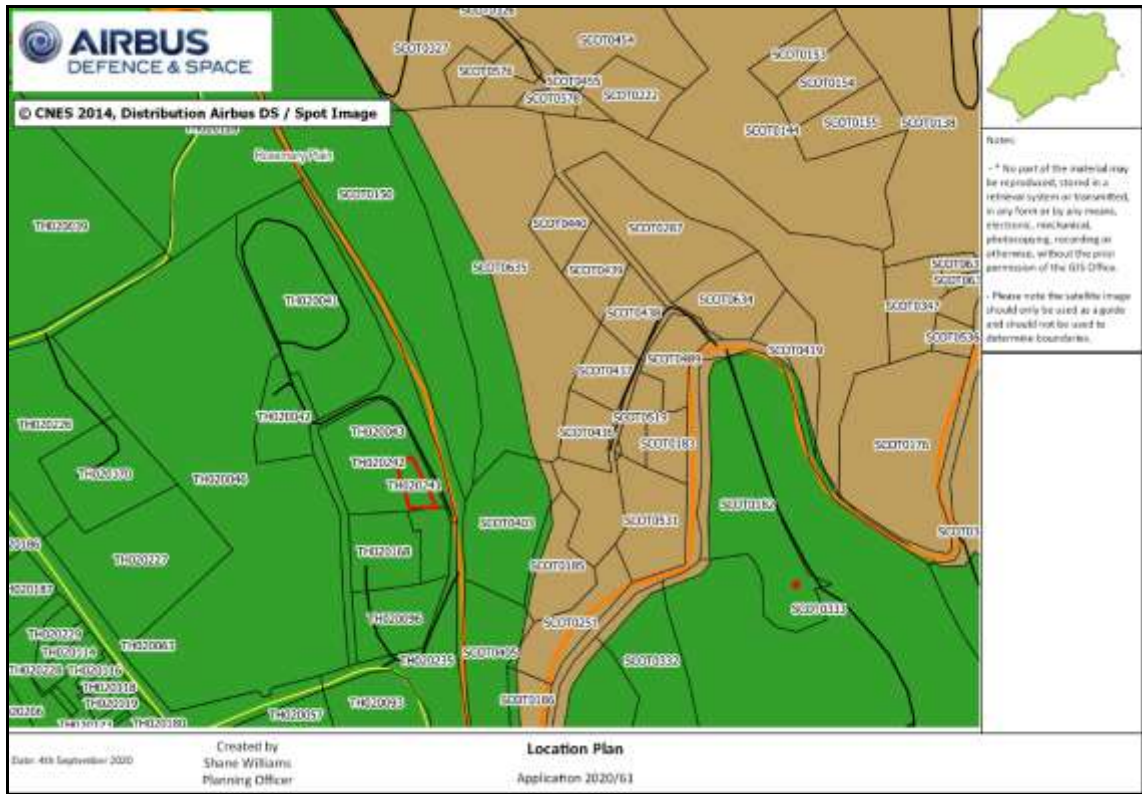
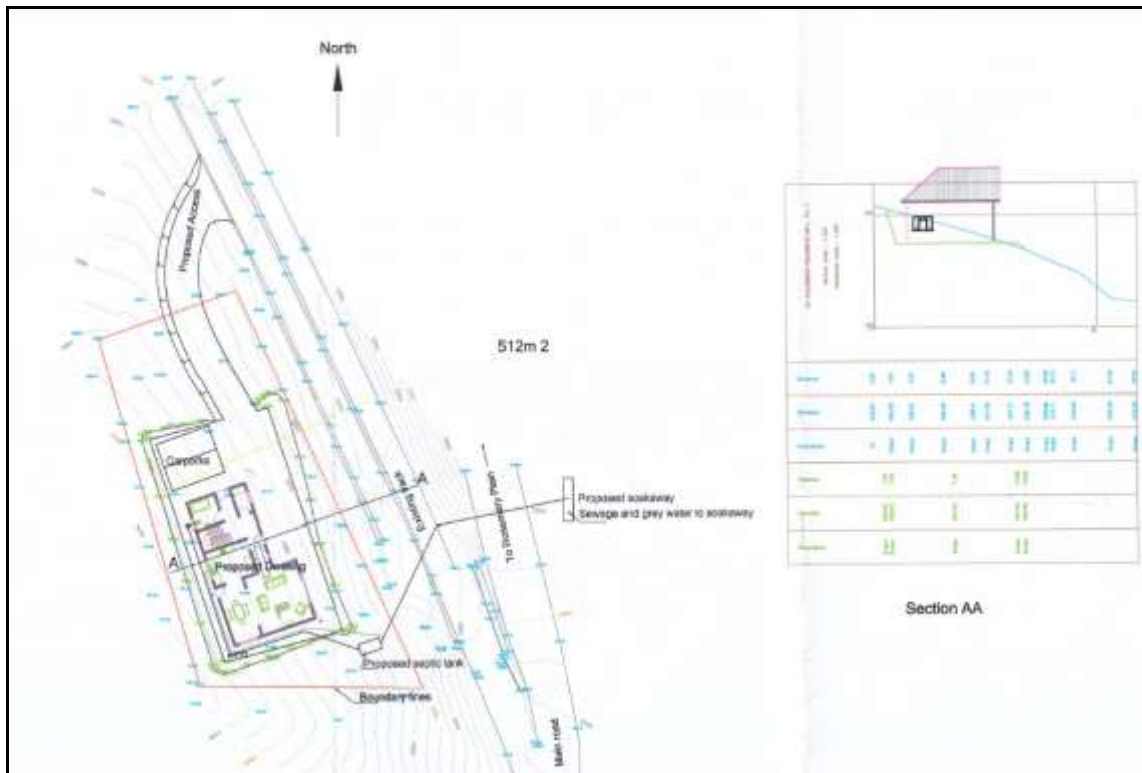


Diagram 3: Site Plan



THE PROPOSAL

The applicant has requested to construct a loft dwelling on the demarcated portion of land. Excavation entailed will measure 21m in length and 11m wide for the site platform, which will result in an embankment measuring approximately 3.1m vertically on the cross section. The house itself will be tucked into the southern corner of the platform, where the remaining space available will be used as car parking and for on-site manoeuvrability. Access onto the site will traverse from the north of the plot from the existing residential road.

The layout on the ground floor will comprise a partially open dining and lounge area. The kitchen will have independent access from the corridor as well as open into the dining area. A shared bathroom and utility room has been proposed on the northern side of the house. An internal staircase will then lead onto the sitting area for the first floor, which will act also as the landing. To the north will be the second bedroom and south will be the master bedroom with walk in wardrobe and balcony. A separate bathroom and storage area will be situated centrally on the first floor.

Sewage has been proposed into a septic tank soakaway, where the soakaway will be situated beneath the main road leading towards Rosemary Plain in forest land. The external walls be constructed out of rendered blockwork with the loft being cladded. Roof coverings will be made of IBR sheeting.

Diagram 4: Proposed Ground Floor Layout

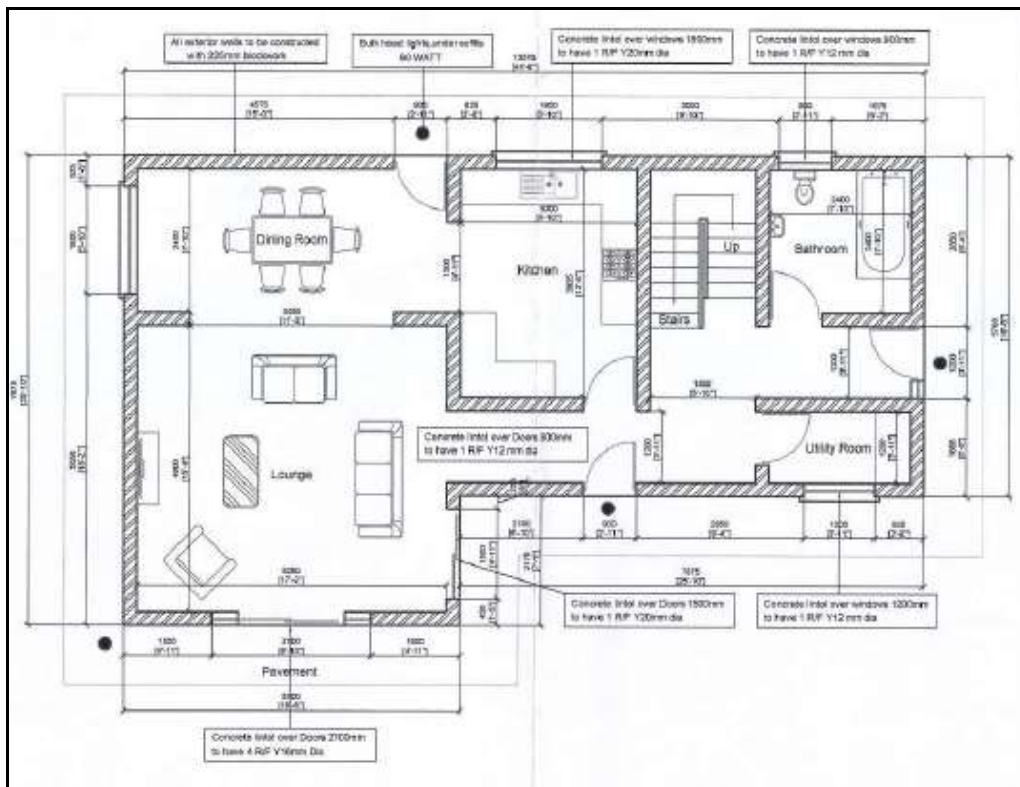


Diagram 5: Proposed First Floor Layout

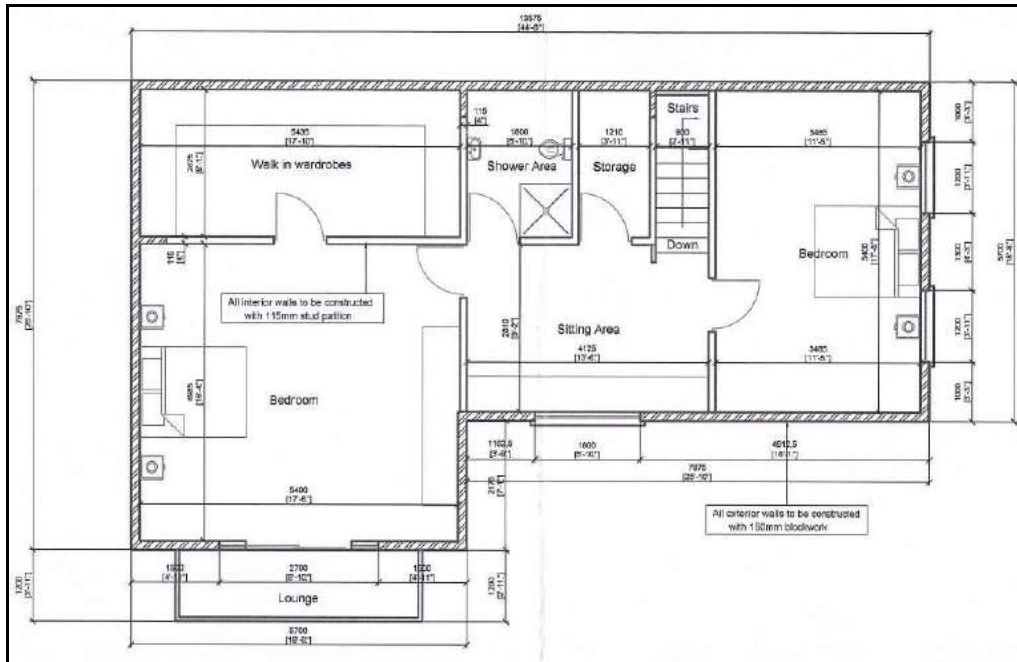
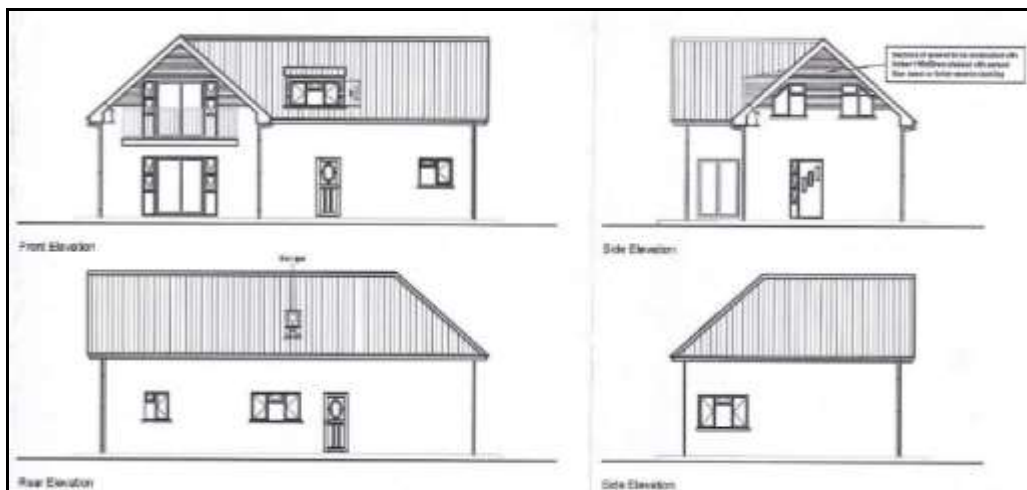


Diagram 6: Proposed Elevations



POLICY CONSIDERATION

The proposed development is assessed against the LDCP Policies set out below:

- Green Heartland Policies GH1 & GH.3

OFFICER ASSESSMENT

Prior to submission of the application, the applicant had not engaged in any pre-application consultation with the Planning Team on this proposed development. Following the submission of the development application and on the realisation that site is within the Green Heartland Zone, there has been discussion with applicant and was advised accordingly, however, the applicant has decided to let the application progress for consideration and decision. The applicant has not provide any justification to supplement or provide supporting evidence with the application.

The applicant has advised the Planning Officer that the land has been privately owned by a relative and has been sub-divided to form a new plot. The applicant was advised that given the proposal is to build on a land with GHZ, there is a clear presumption against development within this zone for construction of new dwellings, and that the officers recommendation to the Land Development Control Authority would be to refusal development permission as the proposed development contravenes LDCP Policy GH1, which states that;

“There will be a presumption in favour of retaining the undeveloped nature of the Green Heartland and its natural ecology.”

Any grant of development permission is strictly controlled by the implementation policies for this Zone and these includes Policy GH.3, which states that;

“Except as provided for in policy GH2, permission will not be granted in the Green Heartland for development, which includes the creation of sleeping or catering facilities or new dwellings.”

Assessing the location of the development, it is noted that there are a few residential developments in the area, however these would have been constructed prior to the designation of this area within the Green Heartland Zone. Therefore based upon the reasons as listed above, this development cannot be supported and there is no valid material consideration to override the LDCP policy.