

Planning Officer's Report – LDCA OCTOBER 2020

APPLICATION	2020/62 – Construction of a Two Bedroom Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	26 th August 2020
APPLICANT	Gavin Benjamin
PARCEL	AF0471
SIZE	0.15 acres (607m ²)
LOCALITY	Alarm Forest
ZONE	Intermediate
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	Two 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 – Please check with the new road alignment design to Bunkers Hill, soakaway from this site will need to be sleeved under this section of road, and not before it. |
| 5. Property Division | No Response |
| 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	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 near Bunkers Hill, Alarm Forest. The plot is designated within the Intermediate Zone and has no Conservation area restrictions.

Diagram 1: Location Plan



THE PROPOSAL

The plot area is 607m², and is currently a vacant portion of Crown land. The proposed access into the site will be from the existing road to the east, where a platform measuring approximately 22m in length and 15.5m in width at the widest point,

resulting in an embankment measuring 2.5m across the section as indicated. A second platform measuring approximately 12m in length and 6m in width is proposed on the north western side of the boundary. This will result in an embankment measuring 2.7m. The majority of the dwelling will be constructed on the top platform, which will comprise a single garage, shared bathroom, study room, two bedrooms, water closet, and small porch area facing north as well as an open verandah facing west. An external staircase will then lead down onto the second platform, where proposal is a storage building. The footprint of the proposal will be approximately 182m², resulting in a plot coverage of 30%. Materials proposed are concrete blockwork for the external walls and IBR sheeting for the roof coverings. The roof will be of a hip design.

Diagram 2 and 3: Site Plan & Cross Section

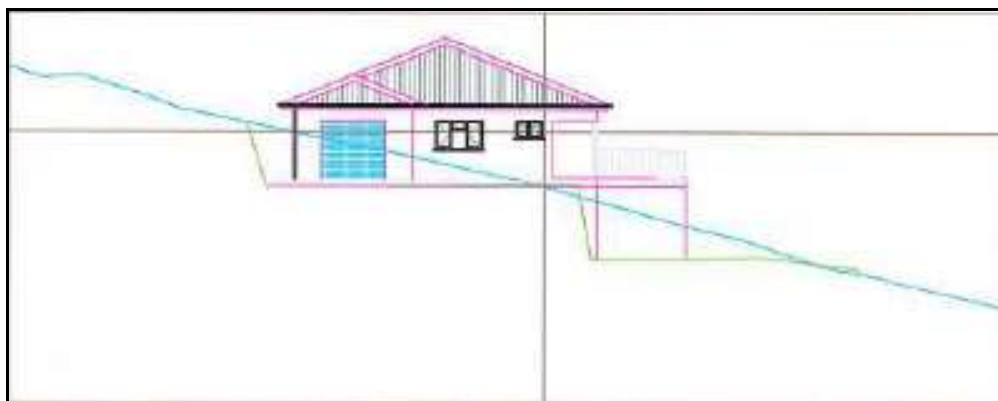
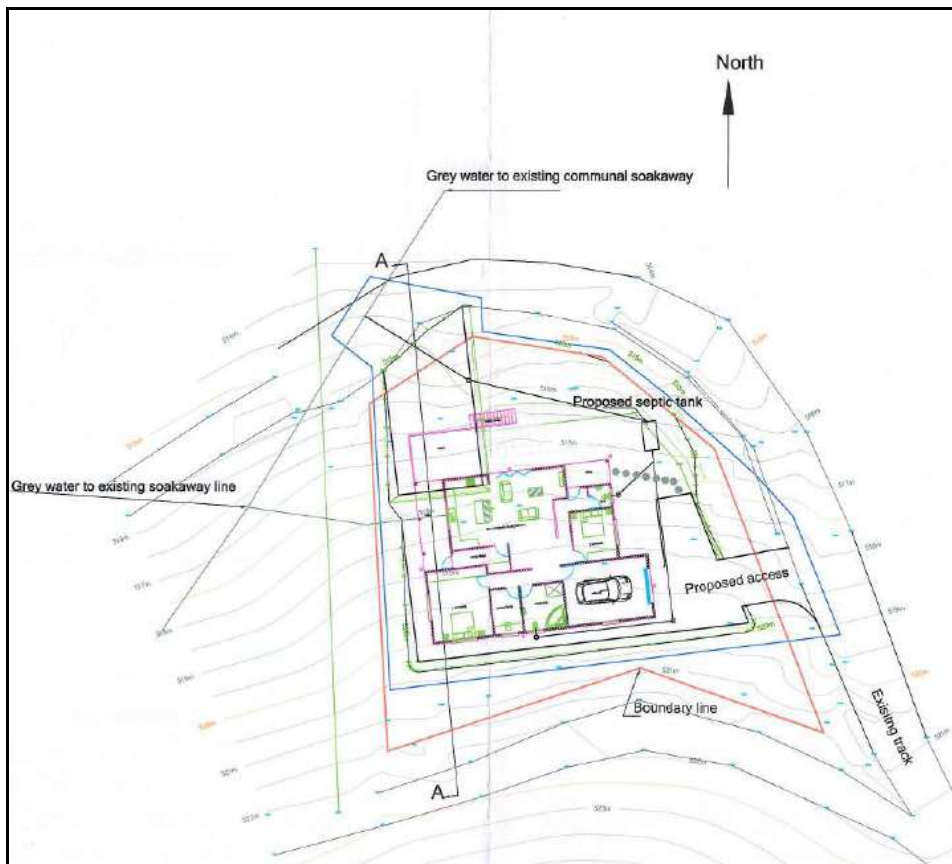


Diagram 4: Floor Layout

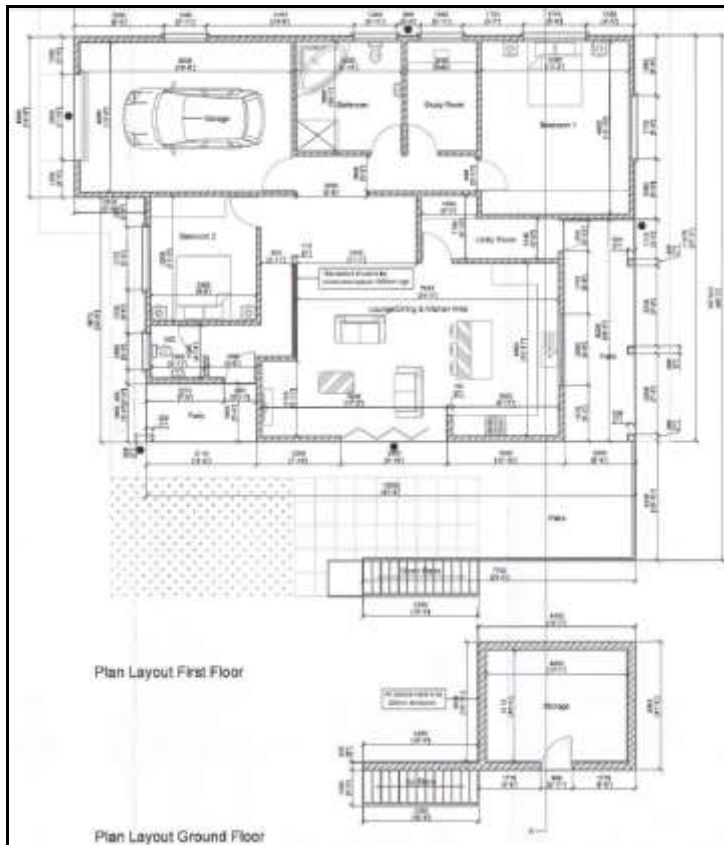
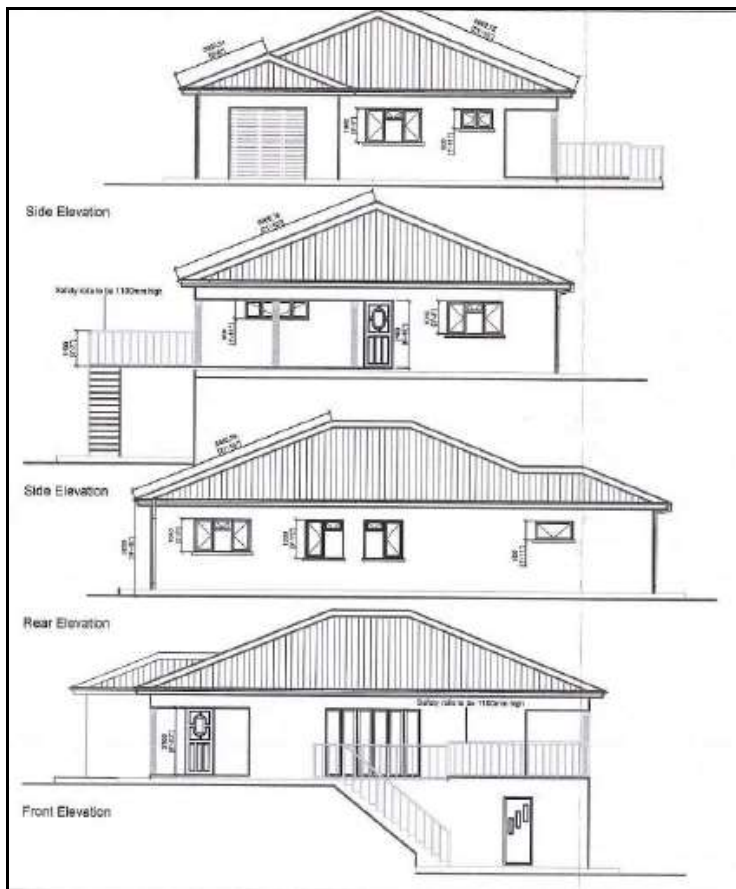


Diagram 5: Elevations



The sewage has been proposed as a septic tank, which will then be connected into the existing communal soak-away. Electricity and water infrastructure is available within the area and can be connected to.

Parking and on-site manoeuvrability is achievable on both the top and bottom platform.

CONSULTION

In terms of stakeholder feedback, there was no objections to this development.

REPRESENTATION

Two representations were received from the neighbouring property to the west of the site; one from the land owner and other from the tenant of the property. There was a number of concerns raised and are summarised below.

- The development site adjoins our property and driveway, essentially forming the southern boundary. The proposed development is a very serious issue for us as it is likely to have a very significant effect on our enjoyment of Essenby House.
- The position of the proposed bedroom and patio looks on to Essenby House. We should be grateful for clarification as to whether there is to be a wall to keep both houses private from each other? The proposed house also has windows at the back of the house which look on to Essenby House' driveway, and we should therefore be grateful for clarification as to whether there is a boundary fence?
- A line of trees must remain undisturbed between the proposed property and our property, offering an obscuring visual barrier in both directions.
- Request that Essenby House's access driveway is not obscured by construction vehicles.
- Request clarification as to whether a temporary wall or boundary will be built whilst the construction is underway?
- The access road from Alarm Forest bus stop has deteriorated at a concerning rate recently, which is likely to be due to the recent increase of heavy construction vehicles in the area and there is concern that the planned development will further negatively affect this road access to the house and would therefore request that measures should be put in place to ensure that the various construction vehicles using this road repair the road so that it is fit for purpose as the sole access for houses on our 'estate'.

In response to the representation received, a number of these concerns can be addressed and are as standard, covered under conditions. This includes reinstating of any damage caused to public and private infrastructure regarding the implementation of the development. This area in particular is becoming increasingly more popular, as

there is pending and approved applications within the last year. Although yet to commence and the recent approval of the Bunkers Hill Comprehensive Development Area will have a significant impact on the existing infrastructure. Nevertheless any noticeable damage as a result of this development will need to be rectified at the developer's expense. Dust mitigation is also a standard condition. It has been noted from a site visit and pre-application discussion with the developer regarding this treeline, which runs along the western boundary, to retain as much of the vegetation as possible. As there is no indication on the site plan, the proximity of these trees in relation to this development. A condition will be added to ensure a landscaping scheme is submitted prior to the development commencing, with the primary focus of ensuring sufficient boundary treatment.

In assessing the impact on the amenity of this existing house, it would be unnecessary for the developer to erect a permanent fence or wall along the southern boundary. The proposed site level will be significantly lower than the existing access into the property above, therefore it does not pose an issue with regards to amenity. Similarly a condition can be included to seeking details on the boundary treatment to ensure privacy and to over any adverse impact on the neighbouring property.

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

With regards to the siting and orientation of the proposal, the development responds to the topography of the land in its design, by utilising two platforms in order to ensure the space available for the additional sought after floor area. Furthermore replicating the north facing street pattern in the area. In terms of the detailing and scale of this proposal, the building will share the characteristics from neighbouring properties such as similar materials used for constructing as well as roof style and features. Appropriate mitigation will be put in place to ensure a high quality development, without jeopardising the existing amenity.

Overall the development meets the aims of the policies as stipulated above, and therefore can be supported.