

## Planning Officer's Report – LDCA NOVEMBER 2020

<b>APPLICATION</b>	<b>2020/65</b> – Renewal of Development Permission 2015/86 (Construction of a 3 Bedroom Dwelling)
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	2 <sup>nd</sup> September 2020
<b>APPLICANT</b>	Cliff Richards
<b>PARCEL</b>	HTH1227
<b>SIZE</b>	0.13 (567m <sup>2</sup> )
<b>LOCALITY</b>	Nr Ex Rifle Range, Half Tree Hollow
<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 11<sup>th</sup> September 2020</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	25 <sup>th</sup> September 2020
<b>REPRESENTATIONS</b>	One Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection – Original application was approved in 2015 before the embargo on new sewer connections was imposed.
2. Energy Division	No Objection – Application for electricity
3. Fire & Rescue	No Response
4. Roads Section	No Objection
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. DEVELOPMENT DETAILS SUMMARY** (approximate / rounded figures)

Parcel HTH1227	:	567m <sup>2</sup>
Proposed Dwelling Footprint	:	119m <sup>2</sup>
Plot Coverage	:	21%

**C. PLANNING OFFICER'S APPRAISAL**

This development application is seeking renewal of the previously approved full development permission for a new dwelling within the Ex Rifle Range, Half Tree Hollow area, where it was granted consent on 4<sup>th</sup> September 2015. The development permission expired on 3<sup>rd</sup> September 2020.

**Diagram 1: Location Plan**



## PLANNING HISTORY

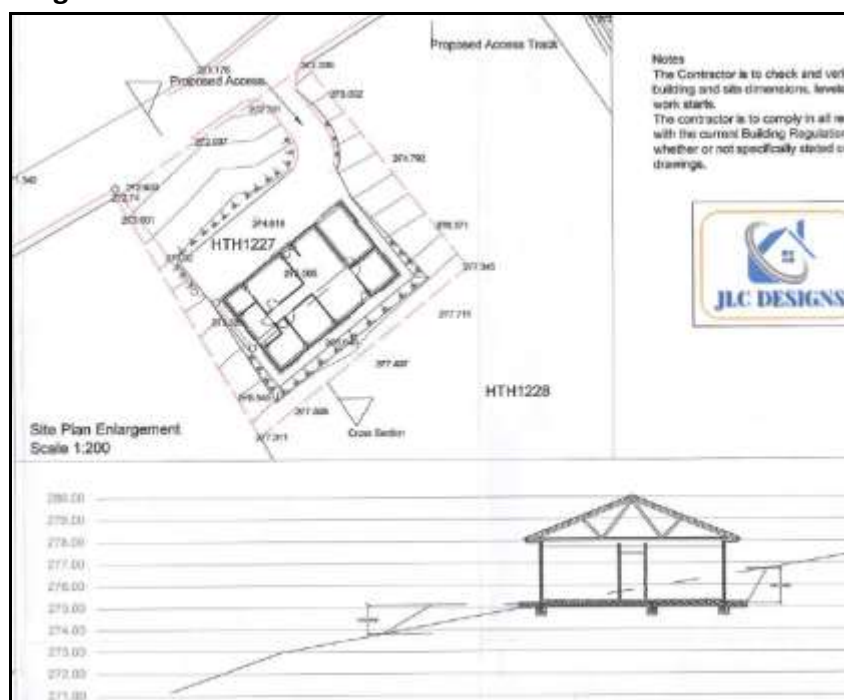
The application had been submitted in 2015, where no representations were received from stakeholders or the public. This area had been designated for residential development, therefore this type of development was encouraged. In assessing the application at the time, there was no issue with the envisaged land use and that the siting, scale, proportion, details and external materials were not regarded as materially damaging to the amenity of the surrounding area as a whole. The application was approved under delegated powers subject to a number of standard conditions. In terms of variations to this permission, a minor variation was requested to lower the height of the apex of the development, which changed from 4.7m to 4.2m. This wasn't considered detrimental to the appearance of the building and was therefore approved.

## REPRESENTATION

There was one representation for the neighbouring development, where there are no objections to the development, however as the existing properties are used for rental purposes. To protect the welfare of their tenants, the landowner has requested that excavation works are carried out from 8am to 4pm Mondays to Fridays and not on a weekend.

In response to this request, restrictions on construction times are usually not conditioned. General excavation times are usually carried out with most contractors on island between 8am and 5pm. We do not consider these hours unsociable and therefore will not be conditioned as part of this application.

**Diagram 2: Site Plan**



## **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**

Nothing has changed with regards to the details of this application. All remains the same from the previously approved drawings. As the applicant had intentions of developing in the near future, it was noticed that permission would lapse hence the submission to renew development permission before the expiry date. Since 2015, three residential units has been constructed and completed in the area, along with excavation of another site just north west of the application site. As this proposal still complies with the relevant LDCP policies, this application for renewal can be supported.