

## Planning Officer's Report – LDCA NOVEMBER 2020

<b>APPLICATION</b>	<b>2020/66</b> – Demolish Existing Single Garage & Construct a Double Garage
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	7 <sup>th</sup> September 2020
<b>APPLICANT</b>	Gillian A Francis
<b>PARCEL</b>	TW0010
<b>SIZE</b>	0.79 acres (3191m <sup>2</sup> )
<b>LOCALITY</b>	Wood Vale, Blue Hill
<b>ZONE</b>	Green Heartland
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Existing House
<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>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA / EXCO</b>

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Response
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Objection - Comment
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 a residential property just south west of the junction leading towards High Hill and the Redgate Bus Shelter. The plot is designated within the Green Heartland Zone and has no Conservation area restrictions.

**Diagram 1: Location Plan**



### THE PROPOSAL

Currently there is an existing house as well as two garages on the property. The applicant proposes to demolish the existing garage south of the driveway, due to its poor condition as can be seen in diagram 3. Once the old garage has been removed, excavation to create a level platform of approximately 9m x 9m will be undertaken, resulting in an embankment measuring 2.8m. On the level platform, constructed will be a double garage measuring 40m<sup>2</sup>, where it will be constructed out of concrete

blockwork, rendered then painted. The roof will be made from IBR sheeting and of a gable design. The apex height will measure approximately 4.5m. The garage will consist of two roller doors on the north elevation and a single fanlight window on the west elevation. Rainwater run-off will be directed into a water storage tank and overflowed onto the existing garden.

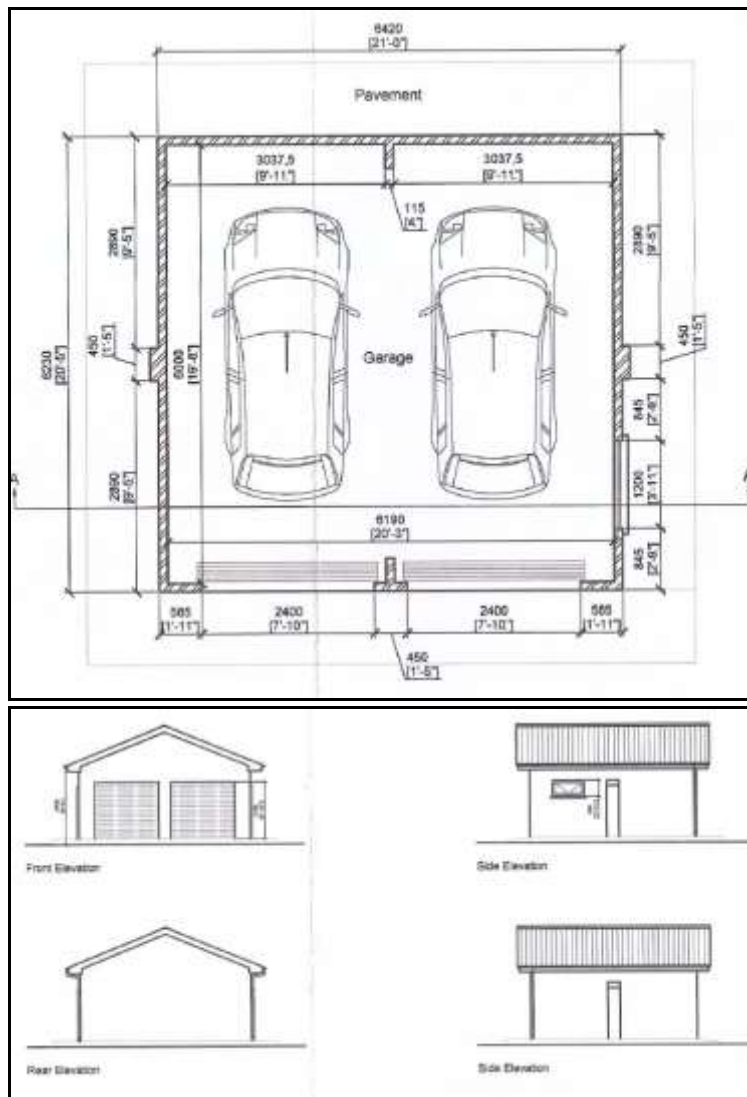
**Diagram 2: Site Plan**



**Diagram 3: Existing Garage to be demolished**



**Diagram 4: Floor Layout & Elevations**



**POLICY CONSIDERATION**

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

- Green Heartland Zone
- Road and Transport: Policies RT7

**OFFICER ASSESSMENT**

The Green Heartland policy GH2 states that ‘No development permission will be granted for development which includes the construction of buildings above the contour line of 550m, except for;

- a) development required for the conservation, interpretation, study and appreciation of the natural ecology of the area (e.g. walk-ways, interpretation centre, etc),
- b) tourism relation development within established forest areas in the form of eco-lodges that will, as an element of the development proposal, remain forested sufficient to conceal the development from any viewpoint within the Diana’s

- Peak National Park or visible in any view towards the National Park from a public road or public place, and
- c) tourism-related development in the area of Broad Bottom below the contour line of 600m that will, as the first principle of its design, detail, and operation (including transport) be an example of international best practice of a sustainable development with the minimum of disturbance to the natural ecology of the area and the principal method of grassland maintenance to remain pasture grazing.'

Furthermore policy GH3 states that; 'Except as provided 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; save that permission will be granted for the extension of existing buildings and re-use, reconstruction and extension of existing derelict buildings ...'

The proposed development will be situated on 605m contour line, therefore it contravenes the aforementioned policies. However, should the proposed development is considered to be acceptable in this location, then the assessment must be as material considerations to whether development permission should be granted as an exemption to these policies.

As a starting point, the proposed development is located within a previously established parcel of land used for residential purposed with a dwelling house and number of other out-buildings. The proposed development of a garage is to replace one the old out-building (structure) that is detrimental to the amenity of the area due to its condition and material and its position. The proposed development it will be positioned within the vicinity of the existing structure, albeit the new building will be larger than the existing, both in terms of floor area and its height. The benefit of the excavation is to provide an improved turning circle for the vehicle to enter and exit the garage. In terms of the design, the building will share characteristics of the existing house as well as neighbouring development such as the materials to be used along with the gable roof design. With regards to the visual impact, there is an existing treeline on the northern side of the driveway, which will ensure that the building is not visible to any neighbouring development and from other higher view or vantage points. This would be in compliance with objective of the policy, ensuring that the building is not visible in the landscape.

The current main dwelling house and the two out-buildings are already above 550 contour line, constructed many years ago before the adoption of the LDCP. The out-building which is being replaced is a very poor condition due age, construction and material and would not be feasible to repair and restore. It could remain there and

provide a minimal use after making it wind and water-tight. Given the secluded position of the land parcel and the tree coverage on the boundary the new building will not be visible within the landscape. This meets with the overall principle objective of ensuring that developments are not visible within the landscape. The main house is more visible within the wider landscape of this area as well as the number of other buildings than the proposed garage building. As a material consideration, there is justification that in this instance to consider favourably the proposed development as it will be well shielded by the trees and other vegetation and is therefore not visible in the landscape.

## **CONSULTATION**

The Environmental Management have raised no objection to the proposed development application and have stated that; although the site is within the Green Heartland, the proposed development is within a residential plot within an existing residential area and consider that the overall impact will therefore be minimal.

## **C. CONCLUSION**

In conclusion, if the Members are minded to approve the development application in view of the justification provided for the material consideration to depart from the Green Heartland Zone policies of the Land Development Control Plan 2012-20, then they are advised that the decision on the approval of development permission rests with the Governor-in-Council for approval. Therefore, in accordance with Section 23(2)(b)(i) of the Land Planning and Development Control Ordinance, as this development permission is a departure from the Land Development Control Plan policies as set out above, the development application will need to be reported to the Governor-in-Council.