

## Planning Officer's Report – LDCA DECEMBER 2020

<b>APPLICATION</b>	<b>2020/68</b> – Construction of a 4 Bedroom Split-Level Dwelling
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	8 <sup>th</sup> September 2020
<b>APPLICANT</b>	Marc Lockley
<b>PARCEL</b>	SCOT0305 & SCOT0306
<b>SIZE</b>	0.94 acres (3898m <sup>2</sup> )
<b>LOCALITY</b>	Kunjie Field, St Pauls
<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>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection – Application required 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. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

The application site is located within Kunjie Field, St Pauls and is designated within the Intermediate Zone, where there are no conservation area restrictions.

#### Diagram 1: Location Plan

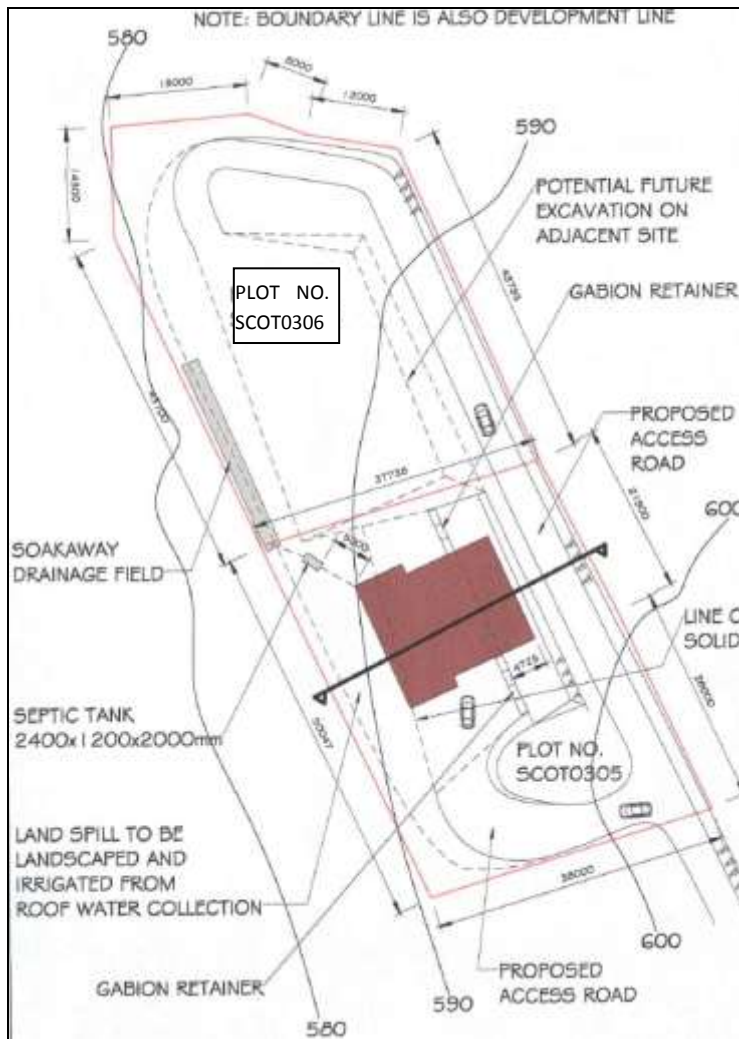


### THE PROPOSAL

The plots in size equates to just under an acre, where the land is currently quite overgrown and consists of one or two mature trees. Access to the development site is through parcel SCOT0307, where an easement was granted for this purpose. This existing track is in a poor state and will need clearing and upgrading.

The proposal is to cut the access track down onto the site, where the access will traverse onto the site platform. The gradient will be relatively steep; to combat this it would be advisable to concrete the road surface. The site platform consisting of the ground floor will measure 29m x 15m, resulting in an embankment of 3m, which will be supported by gabions. The first floor platform will measure 29m x 5.5m, with an embankment of 2.8m. The building itself is a split level design, where it has been situated centrally within the site platform closer towards the northern boundary of SCOT0306, where it will be orientated at a south westerly direction.

**Diagram 2: Site Plan & Cross Section**

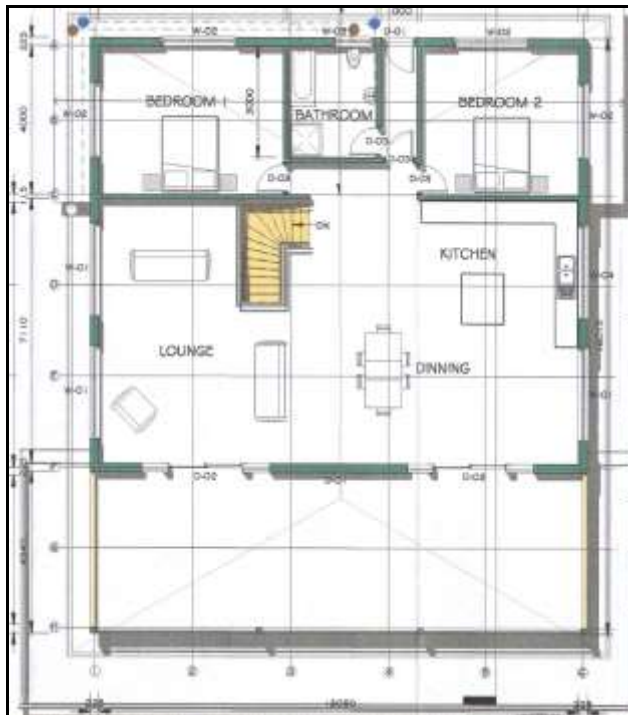


The first floor will comprise an open planned kitchen, dining and lounge area, two bedrooms, shared bathroom and open verandah. The ground floor will consist of a double garage, utility room, two further bedrooms, shared bathroom, playroom and open verandah.

In terms of the materials to be used, the external walls will be of concrete blockwork to be rendered and painted and roof will be of hip design and covered in IBR sheeting.

With regards to dealing with sewage, this will be connected to a proposed septic tank soakaway system, where percolation tests has determined a soakaway to be constructed 9m x 1m. Electricity and water infrastructure is available in the area.

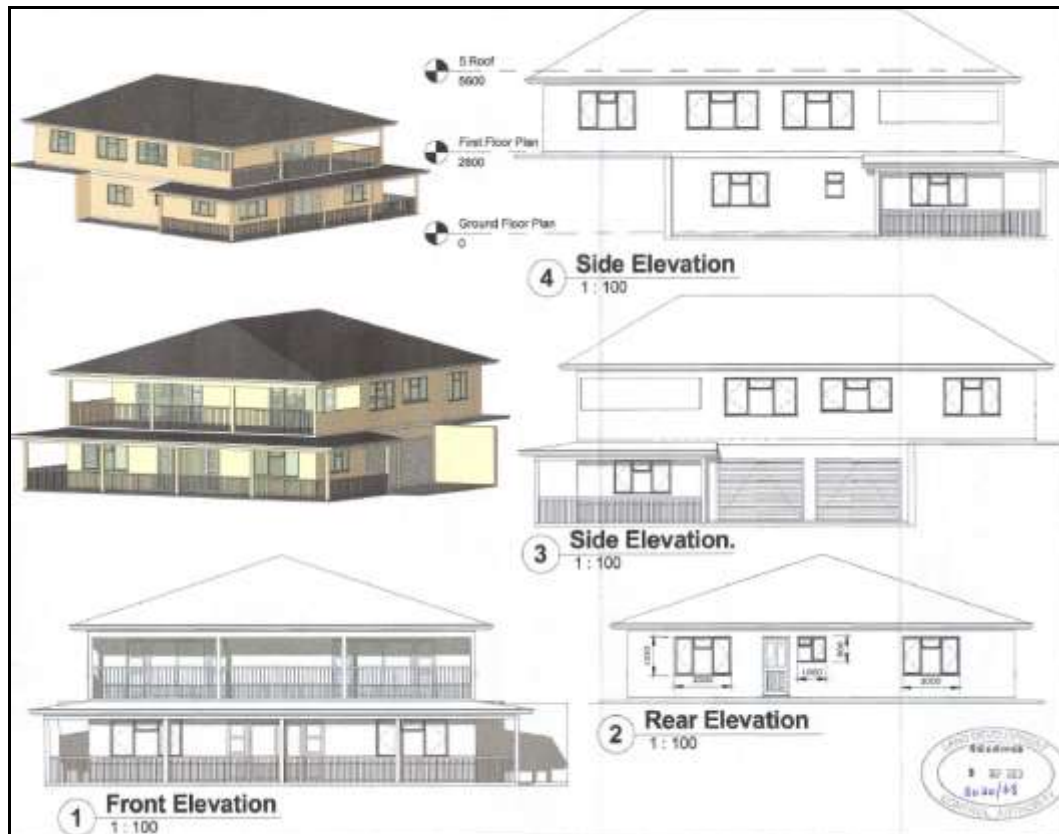
**Diagram 3: Proposed First Floor Layout**



**Diagram 4: Proposed Ground Floor Layout**



**Diagram 5: Proposed Elevations**



### **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 dwelling will be positioned and orientated to face west, similar to the dwelling to the south. Due to the topography of the land, this resulted in a split level design being proposed. Consequently, the embankments will now be in compliance with IZ1 f). In terms of the detailing, massing and scale of this proposal, features such as the windows and doors are aligned and proportionate to one another. The materials to be used in the development is similar to the neighbouring properties being concrete blockwork, IBR sheeting, aluminium windows and doors. The overall appearance is of a good standard. The layout is functional, however could benefit from a second staircase installed on the outside to allow access to the first floor rear entrance. Services can be connected.

Considering the impact of the development on the amenity of the surrounding area, there will be some loss of mature trees and vegetation, however this land is on the periphery of the forest and is within an established residential area therefore is not considered detrimental. The development will not detract from the quality of the area, thus can be supported.