

Planning Officer's Report – LDCA DECEMBER 2020

APPLICATION	2020/69 – Demolition of Existing Ruin and Construction of a 3 Bedroom Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	9 th September 2020
APPLICANT	Tony Malcolm Thomas
PARCEL	LWS0432
SIZE	1.14 acres (4699m ²)
LOCALITY	Fishers Valley
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing Ruin
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 11th September 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	25 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 – 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	No Response

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 in Fishers Valley, where it forms part of the small group of dwellings within a small area of the forest. The plot is within the Intermediate Zone and not within any proposed Conservations areas.

Diagram 1: Location Plan



THE PROPOSAL

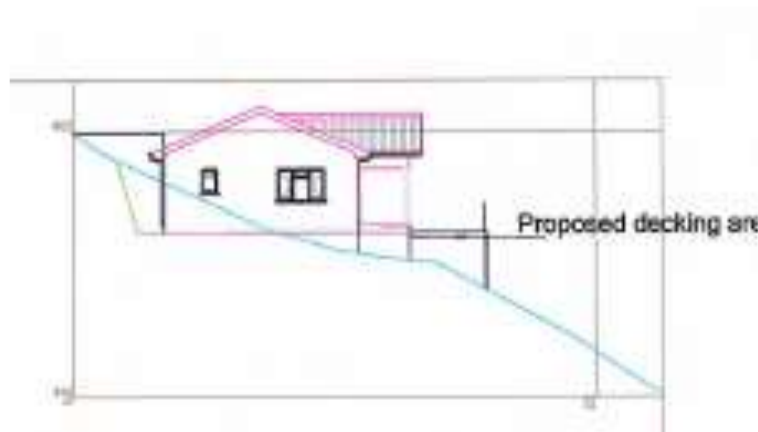
The plot is relatively large measuring approximately 4699m², where there is currently a vacant ruin on the land. Most of the plot is clear of vegetation, however there is currently no vehicular access to the property.

The proposal is to cut an access road approximately 65m east of from the plot boundary. In total the length of the road will be approximately 120m, where the road is to be gravelled. The 65m outside of the developers land is within Crown Land, therefore an easement will need to be sought by the developer. Once access has been gained to the site, the applicant will demolish the existing ruin and construct a new dwelling. In order to achieve a level platform, excavation works will need to be undertaken. A site platform will be created measuring 24m x 13m, resulting in an embankment measuring 2.6m in height.

Diagram 2: Site Plan



Diagram 3: Cross Section



The dwelling itself will be situated on the western corner, where it will cover the majority of the platform. Car parking has been indicated on the eastern side. The building will measure approximately 105m², with an eventual plot coverage of 2%.

The proposal is of a bungalow design, where the layout comprises a partially open planned kitchen, dining and lounge area, patio two modest sized bedrooms, shared bathroom and master bedroom with en-suite. The roof coverings are of IBR sheeting and the external walls will be of rendered concrete blockwork. Sewage has been proposed to septic tank soakaway system. The applicant will need to consult with Connect St Helena with regards to connecting water to the proposal as well as submitting an application for electricity.

Diagram 4: Floor Layout

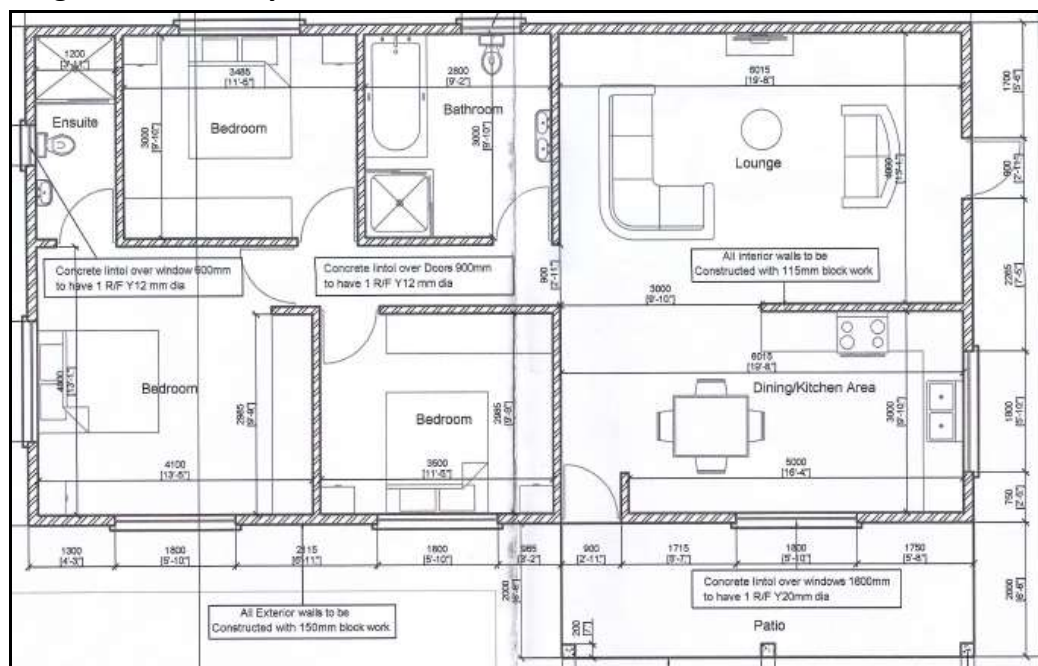
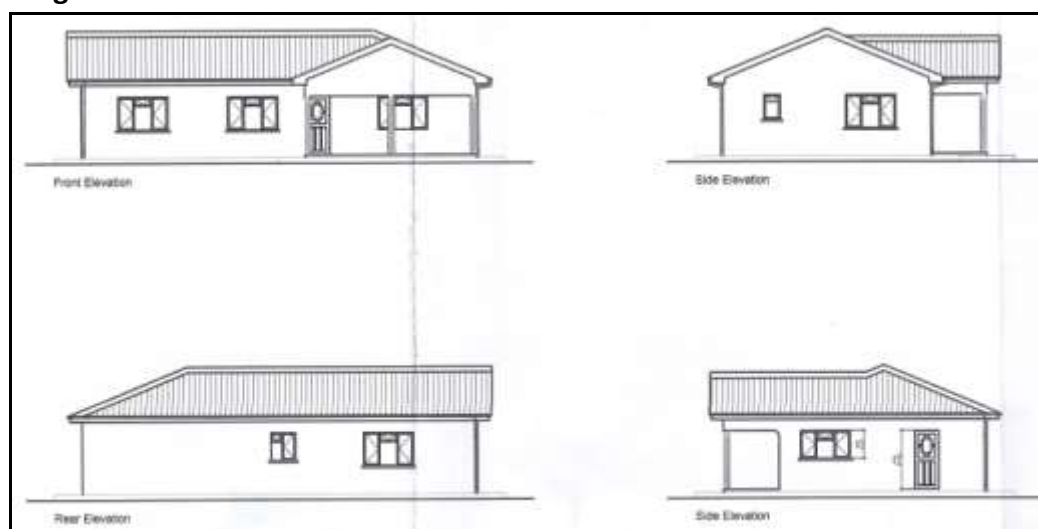


Diagram 5: Elevations



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 proposed building, the position of the development is similar to that of the existing building that is to be demolished, whereas the new building will be situated similar to the neighbouring development south of the site. This area is not densely populated with development as it mainly consists of forest land. Unfortunately due to the sites remote location, a vehicular access of this magnitude is needed and is restricted due to the topography and nature of the land.

The ruin to be demolished is not of any importance and is not listed and therefore could have been demolished under permitted development. The proposed building is a more modern design in construction method and appearance, where it will make use of materials common for new housing on-island.

Considering the impact of the development, this proposal will not detract from amenity of the area. The use is consistent with development established in the area and in this case, the development meets the aims of the policies as stipulated above, and therefore can be supported.