

Planning Officer's Report – LDCA DECEMBER 2020

APPLICATION	2020/73 – Construction of a 3 Bedroom Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	17 th September 2020
APPLICANT	Julian Fagan
PARCEL	AF0279
SIZE	0.41 acres (1693m ²)
LOCALITY	Nr Bunkers Hill, Alarm Forest
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Excavated Site – 2015/93
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 25th September 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	9 th October 2020
REPRESENTATIONS	None 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
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

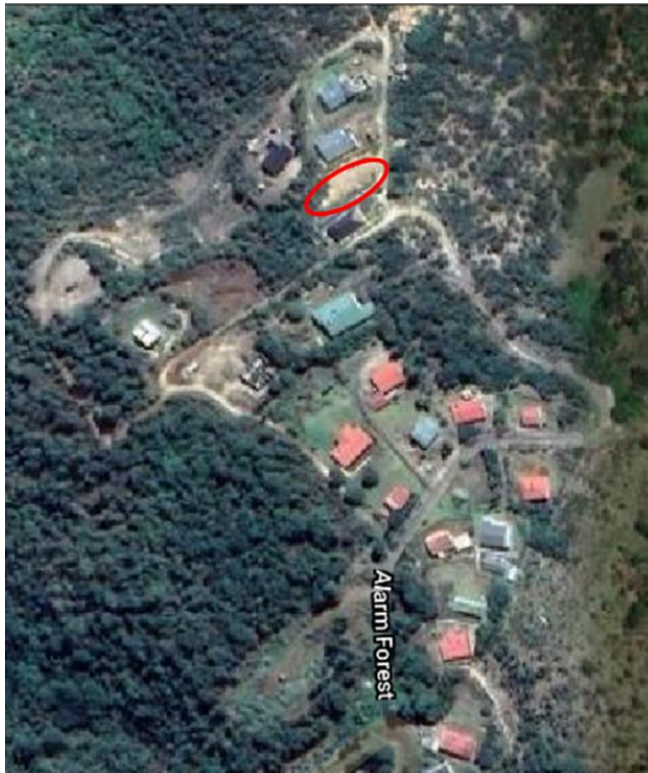
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

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

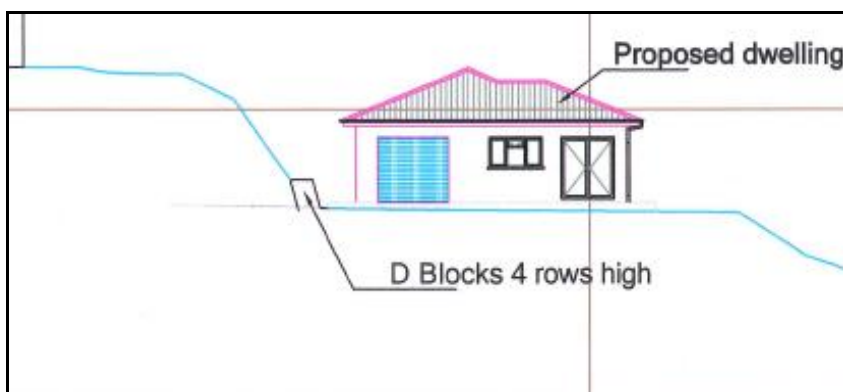
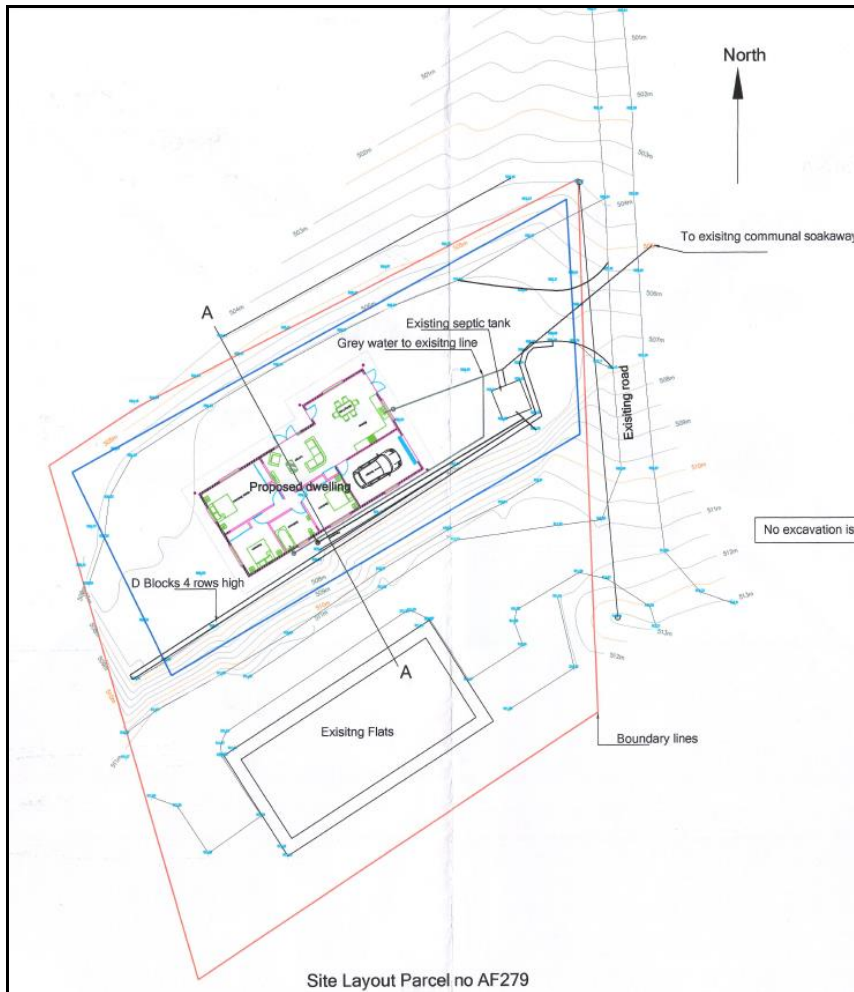


THE PROPOSAL

The site had been excavated as a result of development application referenced 2015/93. Permission had been granted for two semi-detached dwelling units on the south side of the plot, as well as excavation of this site however without any proposed building. The excavation has deviated from the original plan, where the embankment has increased to 3.8 – 4.2m. This was as a result of the embankment originally being cut vertically therefore to improve the stability, a slope was created. Fortunately landscaping has been undertaken on the southern site, which has slowly covered the top section of the embankment, limiting the visual scarring from the cut-face. The developer has also installed D-Blocks as a retaining wall to aid the embankment.

The request is to construct a bungalow on the site, where it will be positioned centrally at a slight offset to the property above. The footprint will measure approximately 132m², along with the existing building footprint results in a total plot coverage of 33%.

Diagram 2: Site Plan & Cross Section



The floor layout will comprise an attached garage, on the eastern elevation towards the rear of the building. A French door on this elevation will then lead into the open planned kitchen, dining and lounge area. Two modest sized bedrooms and shared

bathroom will be situated towards the rear elevation with a large master bedroom on north elevation. The external walls will be constructed of blockwork, which will then be rendered and painted. The roof will be of a hip design and made from IBR sheeting.

Diagram 3: Floor Layout

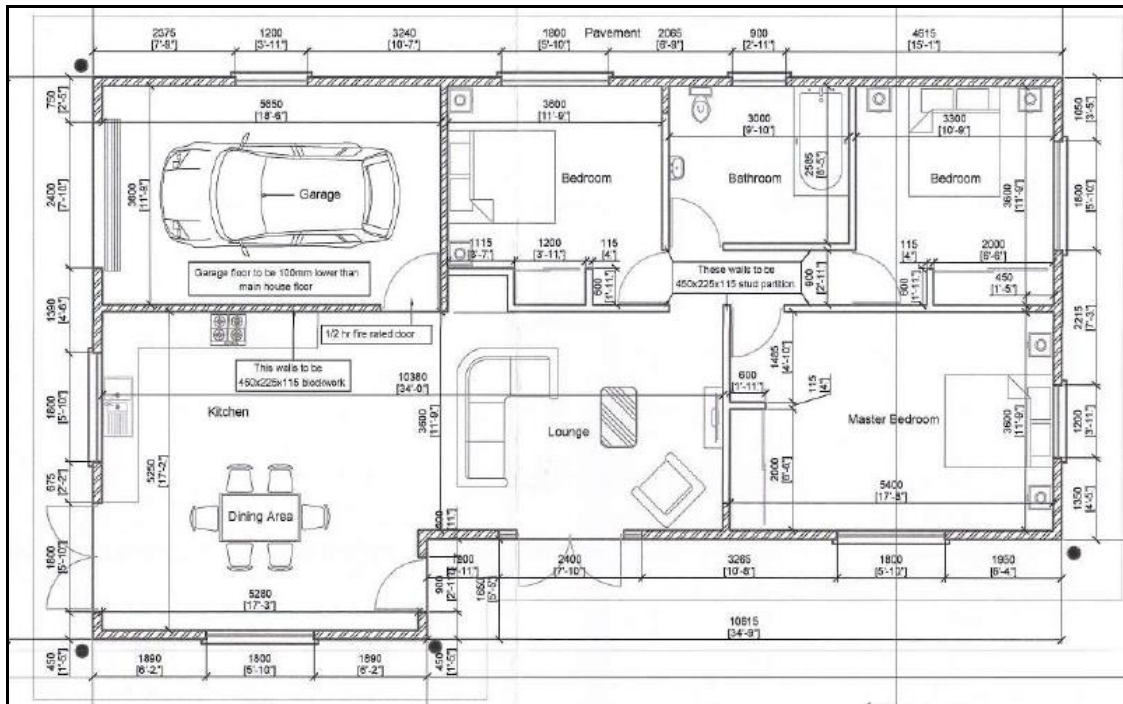
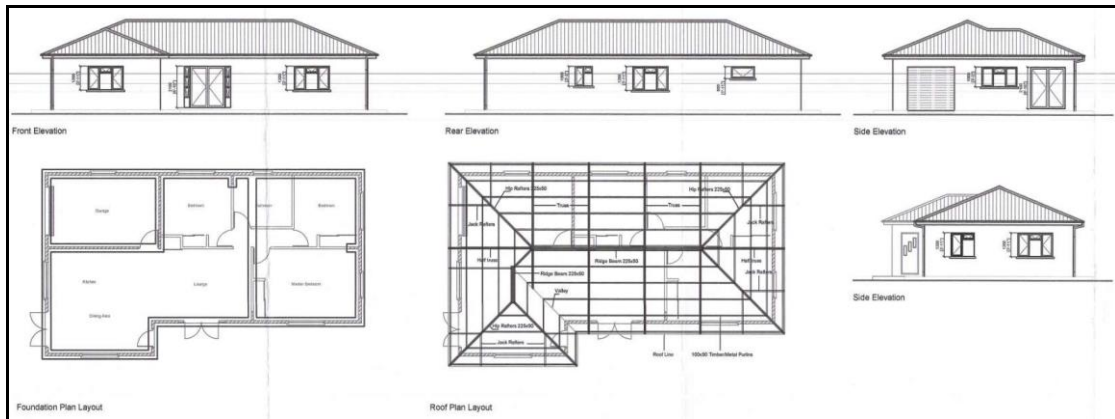


Diagram 4: Elevations



The sewage has been proposed into the existing septic tank situated in the south eastern corner of the site, 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.

No representations was received from the public or stakeholders regarding this application.

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 has been dictated by the site as excavated. The positioning and orientation of the development is similar to that on the above platform, facing North West. In terms of the detailing and scale of this proposal, the building will share the characteristics with the existing development above, such as the footprint, materials, roof style and features. The development has means of dealing with the sewage, where it will be connected into the existing septic tank and communal soakaway. The existing tank has capacity to accommodate the additional users. The use of the proposal is the same as development, which exists in the area therefore is not considered detrimental to the amenity of the surrounding properties

The previous development was granted consent in 2015 contrary to the 3m bank. The increased height of the bank of 0.4m is not supported by the LDCP policy that restricts excavation height to 3.0m. The stability of the bank is not an issues in this case as the D Blocks have been installed to on the retailing wall and with landscaping can reduce the visual impact of the scarring on the landscape.

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