# Planning Officer's Report – LDCA DECEMBER 2020

**APPLICATION 2020/76** – Construction of a 2 Bedroom Dwelling

PERMISSION SOUGHT Permission in Full

**REGISTERED** 28<sup>th</sup> September 2020

APPLICANT Martina Henry-Stevens

PARCEL SCOT0626, SCOT0640, SCOT0641

**SIZE** 0.38 acres (1568m²)

**LOCALITY** Upper Cleughs Plain, St Pauls

**ZONE** Intermediate

CONSERVATION AREA None

**CURRENT USE** Existing House

**PUBLICITY** The application was advertised as follows:

Sentinel Newspaper on 1<sup>st</sup> October 2020

A site notice displayed in accordance with Regulations.

**EXPIRY** 15<sup>th</sup> October 2020

**REPRESENTATIONS** None Received

DECISION ROUTE Delegated / LDCA / EXCO

### A. CONSULTATION FEEDBACK

No Objection 1. Sewage & Water Division No Objection **Energy Division** 3. Fire & Rescue No Response **Roads Section** No Objection **Property Division** No Response 6. Environmental Management No Objection 7. Public Health No Response 8. Agriculture & Natural Resources No Response St Helena Police Services Not Consulted 10. Aerodrome Safe Guarding Not Consulted 11. Enterprise St Helena (ESH) No Objection

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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 Upper Cleughs Plain, approximately 90m south east of McDaniel's Shop. The plot is designated within the Intermediate Zone and not within any proposed conservation area.

**Diagram 1: Location Plan** 



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### THE PROPOSAL

The proposal will utilise three parcels of land, which in total equates to approximately 1568m<sup>2</sup>. Currently the land is wasteland for the existing development, where it is being used as means of access to the property.

The proposal is to construct a dwelling in the area previously used for access purposes, where a new road will be formed to allow for site excavation as well as access to the current dwelling. The platform will measure  $16.8m \times 19.6m$ , which will form an embankment of 3.2m. The proposed dwelling will be situated within the southern section of the platform, where the footprint will measure approximately  $109m^2$ .

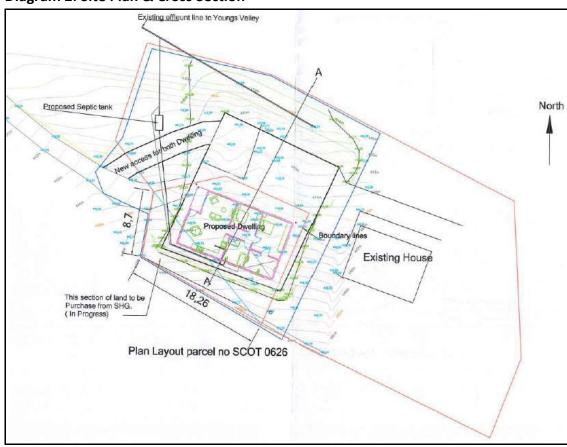
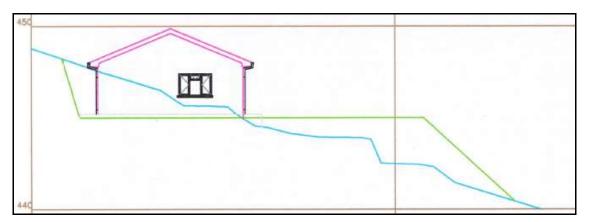


Diagram 2: Site Plan & Cross Section

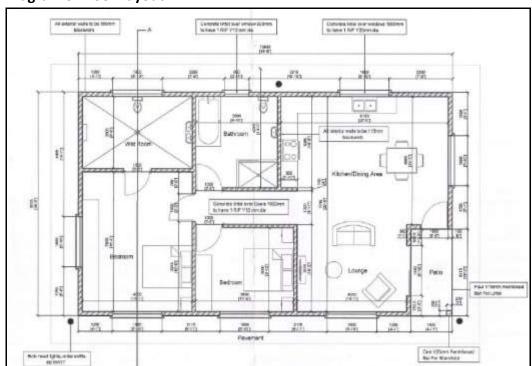


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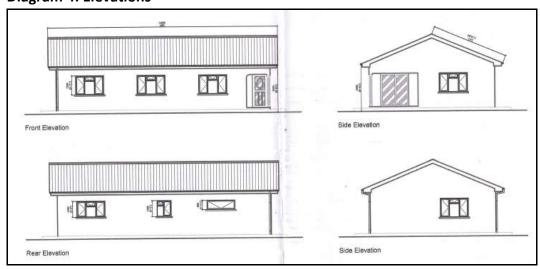
The fill platform will measure approximately 10m to allow for access to the existing dwelling, as well as sufficient space for on-site manoeuvrability and parking. The sewage will be connected into a proposed septic tank on the north western corner of the site, with overflow connected into the existing communal soakaway. Electricity and water infrastructure is available in the area, and can be connected to.

The floor layout will comprise a small patio, open planned kitchen, dining and lounge area, a shared bathroom, bedroom and master bedroom with wet room adjoining. The external walls will be constructed out of concrete blockwork and will be rendered and painted. The roof will be of a gable design and made from IBR sheeting.



**Diagram 3: Floor Layout** 

**Diagram 4: Elevations** 



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### **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 H9Water: 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, position of the development will be similar to the neighbouring development, facing in north easterly direction.

The building is a standard bungalow, which will share characteristics of the neighbouring development such as the roof design, window and door features.

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

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