

Planning Officer's Report – LDCA DECEMBER 2020

APPLICATION	2020/76 – Construction of a 2 Bedroom Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	28 th September 2020
APPLICANT	Martina Henry-Stevens
PARCEL	SCOT0626, SCOT0640, SCOT0641
SIZE	0.38 acres (1568m ²)
LOCALITY	Upper Cleughs Plain, St Pauls
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 1st October 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	15 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 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

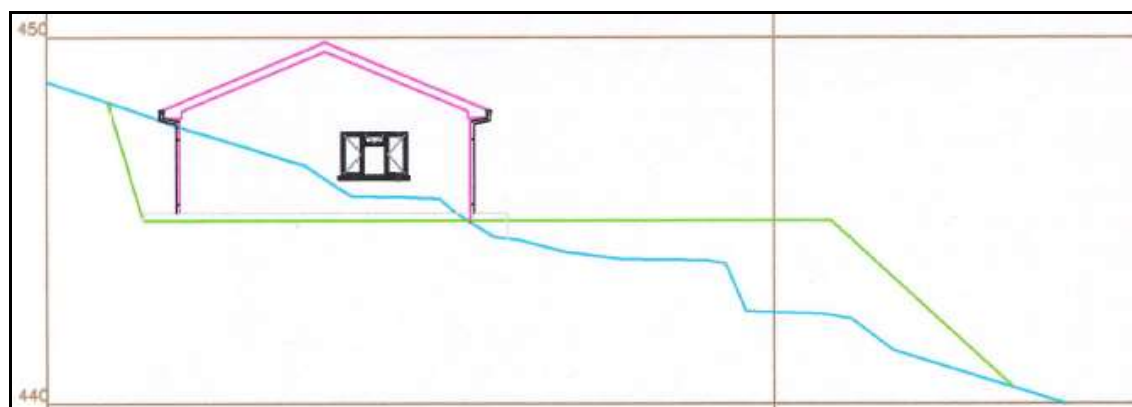
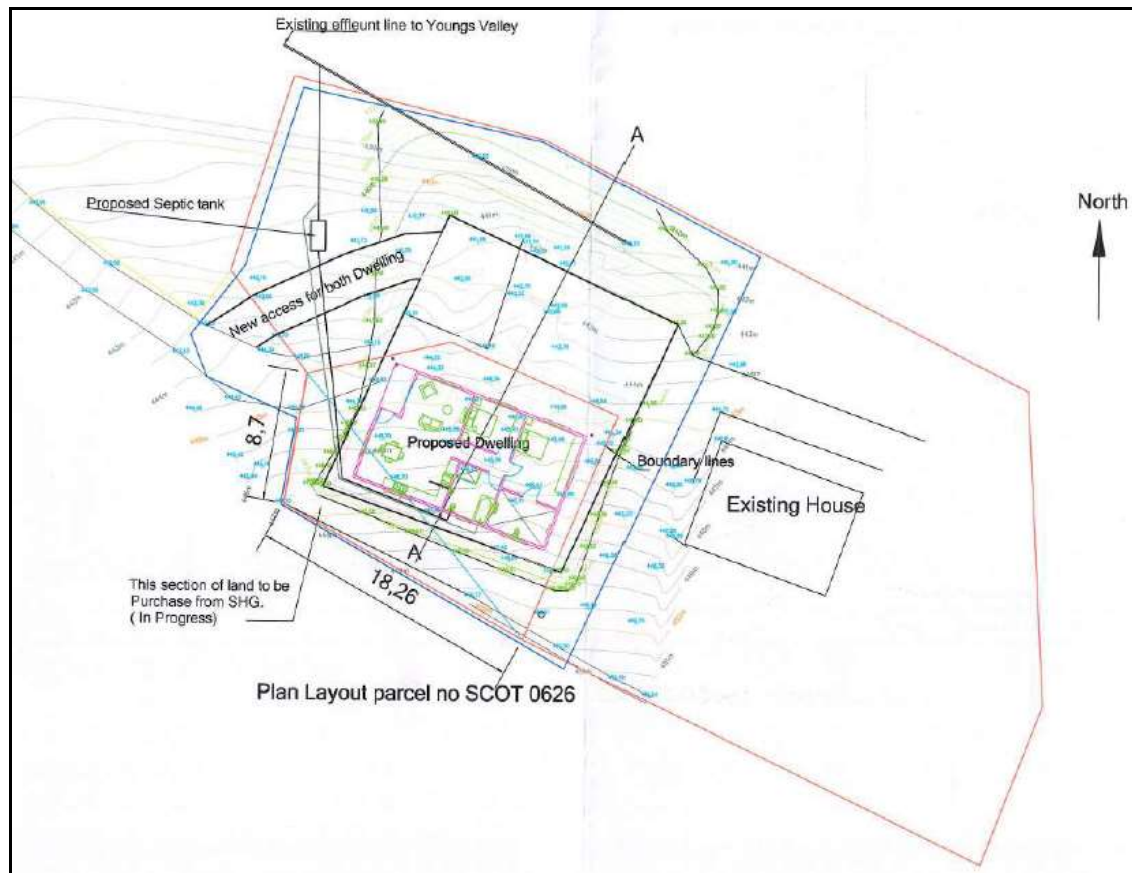


THE PROPOSAL

The proposal will utilise three parcels of land, which in total equates to approximately 1568m². 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 x 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 109m².

Diagram 2: Site Plan & Cross Section



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, 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.