

Planning Officer's Report – LDCA DECEMBER 2020

APPLICATION	2020/81 – Construction of a 3 Bedroom Split Level Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	6 th October 2020
APPLICANT	Sherilee Thomas & Stephen O'Connor
PARCEL	LWN0460
SIZE	0.59 acres (2450m ²)
LOCALITY	Nr Ropery Field, Longwood
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 9th October 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	23 rd 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	No Objection
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 Ropery Field just above the Haul Road, approximately 300m west of the Bottom Woods Comprehensive Development Area. The plot forms part of additional three plots following the alignment of the Haul Road towards the North West, where it has been allocated for residential development by Crown Estates. At the time of writing this report, only this application has been submitted for determination. The plot is designated within the Intermediate Zone and not affected by any proposed conservation area designation.

Diagram 1: Location Plan



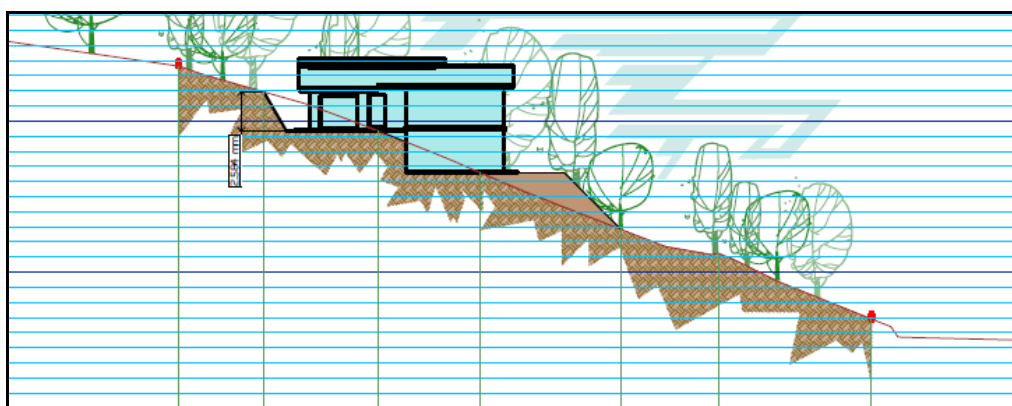
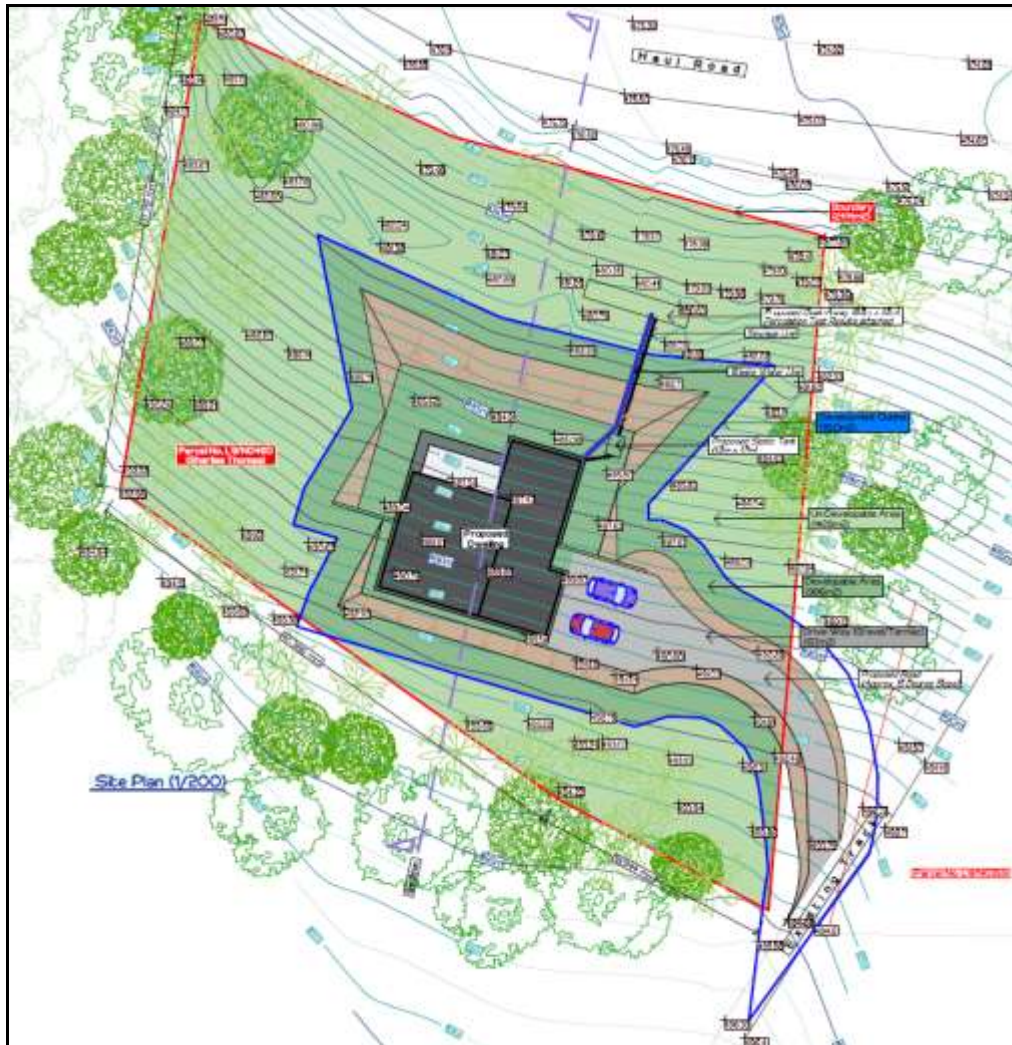
THE PROPOSAL

The plot is relatively large measuring approximately 2450m², where the land currently consists of trees and vegetation. The proposal is to cut an access road from the existing track, which is south east of plot onto the site platform. The access will measure approximately 25m in length with a gradient of 16 degrees. The first floor platform will measure 22m in length and a width of 8m, which will result in an embankment measuring 2.6m in height. The ground floor platform will measure 19m

in length and 10m in width, where the resultant embankment will measure 2m in height with a retaining wall supporting.

The dwelling will be situated centrally on the southern boundary with its positioned being preferably to the western side of the platform. The first floor area will measure 137m² and ground floor area 73m².

Diagram 2: Site Plan & Cross Section



The floor layout will comprise on the first floor, a single garage, which will open into a lobby area. Access into the lobby can also be obtained from the outside, where it will then lead into the hallway. On the western end of the first floor will be the open planned kitchen, dining and lounge. The master bedroom and en-suite will be on the North West section of the house, where access onto the deck can be gained both from the master and lounge area via bi-folding doors. The staircase will be located within the corner of the living area and will leads down onto the ground floor. The ground floor will comprise two further modest sized bedrooms and a shared bathroom.

Diagram 3: Floor Layout



Diagram 4: Elevations



In terms of the materials to be used, the walls will be concrete blockwork, which will then be rendered and painted. The roof coverings will be IBR sheeting and of a mono-pitched design. Sewage has been proposed into a septic tank soakaway, where percolation test results yield a satisfactory result. Electricity and water infrastructure is within the area and can be connected to.

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 position of the development is on the upper side of the plot, whereby as a result of the topography it does not allow for a level platform to be created lower down the site, otherwise the embankment would drastically exceed 3m. This has also dictated the design being of a split level dwelling. The orientation of the development will be that similar to those properties on the eastern side of the existing track, where they are facing a north, north easterly direction.

Although the building will be the first split level development in this area, the building will share characteristics such as the materials to be used and some aspects of the detailing to properties in the area. Most noticeable will be the style of roof being a mono-pitched design, which will give the building a modern appearance and some character.

Considering the impact of the development, this proposal will not detract from amenity of the area and will enhance the quality of the landscape. 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.