



**Mrs Connie Johnson**  
**Corporate Services**  
**The Castle**

**Ref:** 2020/66  
**Date:** 9/12/2020

Dear Mrs Johnson,

**Land Planning and Development Control Ordinance 2013: Application No. 2020/66**

The Land Development Control Authority (LDCA) considered the Application 2020/66 at its meeting on 8<sup>th</sup> October 2020 and agreed the Chief Planning Officer's report to recommends to the Governor-in-Council to grant **FULL DEVELOPMENT PERMISSION** to Demolish Existing Single Garage and Construct a Double Garage at Wood Vale, Blue Hill, subject to the following conditions:

- 1) This **permission will lapse** and cease to have effect on the day, 5 years from the date of this Decision Notice, unless the development has been begun by that date.  
**Reason:** required by Section 31(2) of the Land Planning and Development Control Ordinance 2013.
- 2) The development shall be implemented in accordance with the details specified on the Application Form; Site Layout, Floor & Elevation Plans (DWG No. ST47/2020 & ST48/2020 received on 7<sup>th</sup> September 2020 as stamped and approved by the Planning Officer, on behalf of the Land Development Control Authority, subject to the Condition of this Decision Notice and unless the prior written approval is obtained for an amendment to the approved details under Section 29 of the Land Development Control Ordinance, 2013.  
**Reason:** Standard condition to define the terms of the development and to ensure that the development is implemented in accordance with the approved.
- 3) All trees and established shrubs must be retained this land parcel. Any future removal of trees or the established shrubs, within 10m (ten metres) of this development will require prior approval in writing from the Chief Planning Officer on behalf of the Land Development Control Authority.  
**Reason:** to ensure the development remains screened within the landscape to protect the landscape character of the Green Heartland.
- 4) This Development Permission does not confer approval under the Building Control Ordinance. Please consult with the Building Inspector(s) to find out whether building regulations approval is required, prior to the development commencing.

**Reason:** to ensure development is carried out in accordance with the Building Control Ordinance 2013.

- 5) Dust monitoring on site shall be undertaken on a daily basis. In the event that dust is at any time generated that is likely to travel outside of the site and towards neighbouring properties the following mitigation measures shall be taken:

- The erection of dust screens
- The damping down of materials that have the tendency to be carried by the wind
- Reducing the speed of site operated machinery
- In the event of adverse dry and windy weather conditions, site operations should be temporarily restricted or suspended

**Reason:** To assist the control and limitation of environmental particulate pollution.

- 6) **Construction Practices:** During construction of the development, no obstruction shall be caused on any public road and prior to occupation of the development the developer shall reinstate damage to any public road and other public or private infrastructure arising from implementation of the development permission.

**Reason:** To ensure safe vehicular access and reinstate damage to public infrastructure arising directly from the approved development in accordance with LDCP IZ1 (g).

- 7) Excavation into slope and infilling to form level platforms or embankments shall be in accordance with the approved plans. Deviation to be agreed with the Chief Planning Officer and Building Inspector. Land made unstable as a result of implementation of development shall be satisfactorily stabilised, consolidated or retained in consultation with the Chief Planning Officer and Building Inspector.

**Reason:** In the interests of safety to maintain the stability of land and visual amenity and also to accord with LDCP Policy IZ1 (f).

- 8) Any excavation associated with any new, altered or extended building shall not be within three metres of a low-voltage (less than 1000v a.c) electricity conductor pole or overhead line conductors or a pole stay-anchor, or five metres in the case of a high-voltage (exceeding 1000v a.c) electricity conductor pole or overhead line conductors or a pole stay-anchor. No part of any new, altered or extended building shall be under any overhead electricity line or electricity cable.

**Reason:** to ensure public safety and to protect the public electricity supply as directed by Connect St Helena Ltd.

- 9) **Roof Water Practices:** No Roof Water or other Surface Water shall be connected to or directed to any foul drain. Roof water shall be piped to storage tanks of minimum capacity 450 litres with overflow to landscaped areas.

**Reason:** to conserve rainwater and to avoid overloading the Septic Tank, in accordance with LDCP SD1.

- 10) **Stormwater Practices:** Stormwater should be managed on site and not allowed onto the public roadway or neighbouring properties.  
**Reason:** To protect public and private amenity and accord with LDCP SD1.
- 11) All **external lights** attached to the building shall be designed and sited such that they do not emit light at or above the horizontal and the light source (lamp, bulb or LED) shall not be visible beyond the site boundaries.  
**Reason:** to avoid light pollution and to protect the dark skies status of the island in accordance with LDCP policy E8.
- 12) The Colour of Roofs shall be dark slate grey.  
**Reason:** to blend the building into the landscape, in accordance with the Adopted Policy on Colour of Roofing Materials.

**Please note that the LDCA, Planning and Building Control Division nor any of its employees warrant the accuracy of the information or accept any liability whatsoever neither for any error or omission nor for any loss or damage arising from interpretation or use of the information supplied by your Designer/Contractor.**

**Right of Appeal:** If you are aggrieved by this decision you may, within 28 days of the date of this Notice, appeal to the Land Development Appeals Tribunal, with payment of a fee of £150, addressed to the Clerk of the Tribunal, using the prescribed form which is available from this office.

Yours Sincerely

Karen Isaac  
Secretary to LDCA