

Planning Officer's Report – LDCA FEBRUARY 2021

APPLICATION	2020/92 – Construction of a 3 Bedroom Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	24 th November 2020
APPLICANT	Karen & Timothy Thomas
PARCEL	AF0285
SIZE	0.49 acres (2017m ²)
LOCALITY	Nr Bunkers Hill, Alarm Forest
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Excavated Site
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 26th November 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	10 th December 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

PLANNING HISTORY

Permission had been granted in 2006, along with three neighbouring development plots within this area. This plot was then sold to the applicant, who submitted a development application in 2013 for construction of a two storey dwelling and this was approved. Works had commence, where the back footings had been excavated however the development had to be completed by October 2018 in accordance with the permission granted, otherwise the permission would have lapsed. As the development has not progressed beyond this point, hence this new application being submitted.

LOCALITY & ZONING

The application site is situated near Bunkers Hill, Alarm Forest. The plot is situated within the Intermediate Zone and not any proposed conservation areas.

Diagram 1: Location Plan



THE PROPOSAL

The plot is relatively large plot measuring approximately just over half an acre and the land has been excavated based upon the original permission. It is worth noting this excavation is quite significant, however has been in this state for many years prior to the permission given in 2013. In comparison to application referenced 2013/81, this application was to now construct a three bedroom bungalow instead of a double storey building.

In terms of the positioning of the dwelling, it will be of a T-shaped design, where the building footprint will measure approximately 268m². It will be positioned centrally within the plot. Excavated material from the foundations will be used for fill and compacted to create a large platform.

Diagram 2: Site Plan

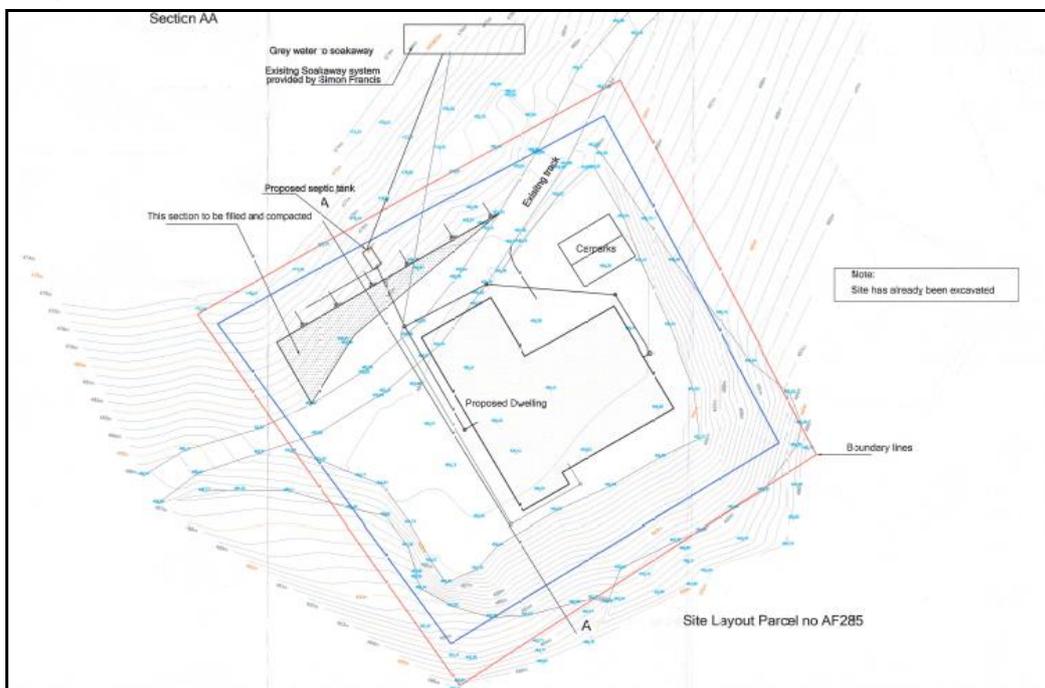


Diagram 3: Cross Section of the Site

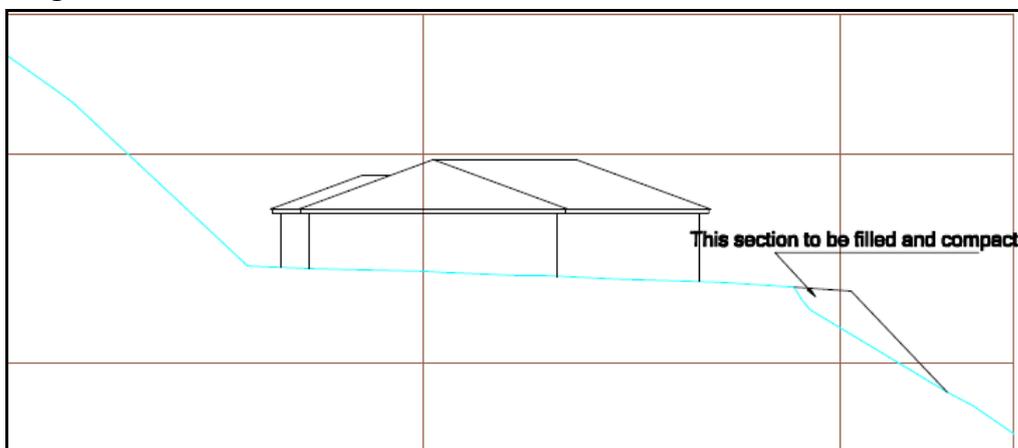
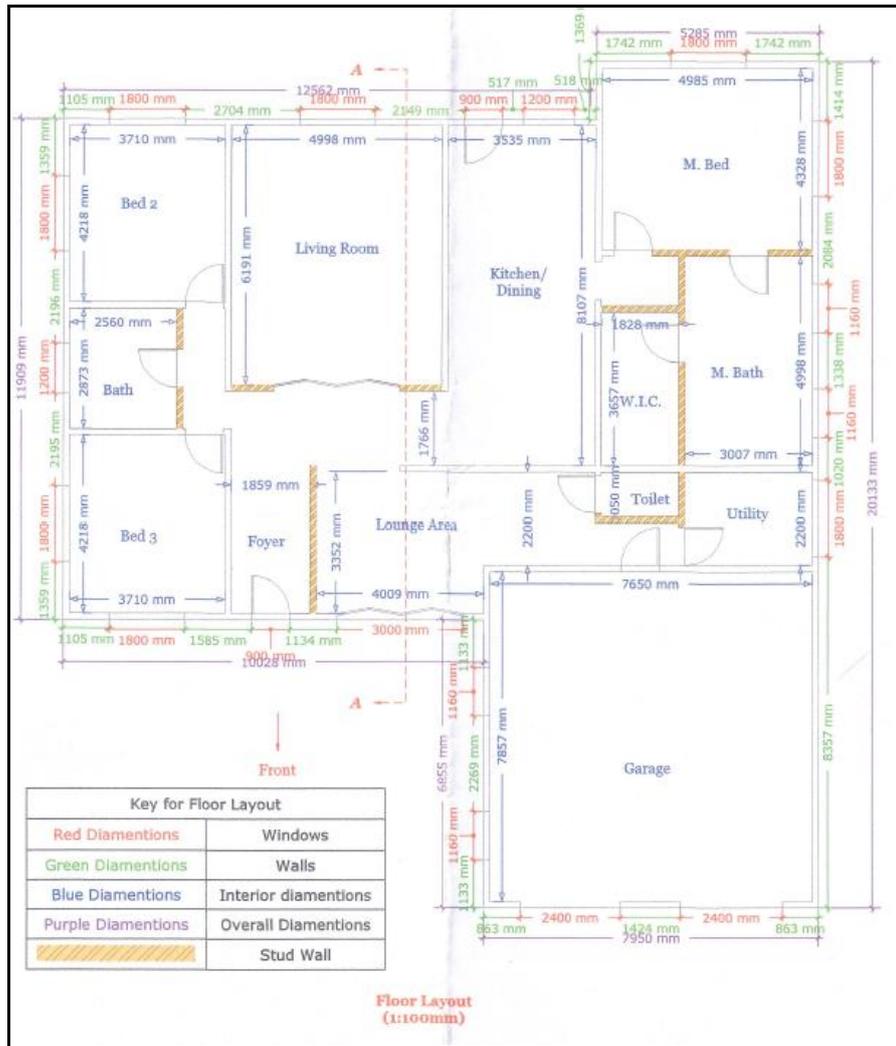
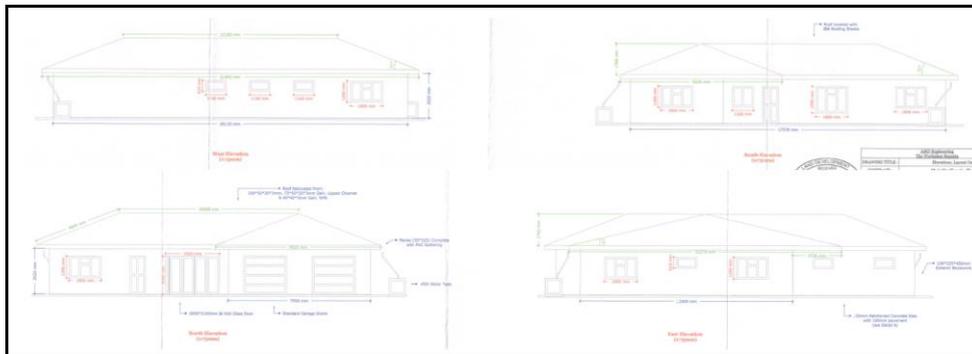


Diagram 4: Floor Layout



The floor layout will comprise a foyer, lounge area, living room, kitchen dining area, shared bathroom, water closet, utility room, two bedrooms and master bedroom with en-suite and walk in wardrobe. Lastly is an attached double garage. External finishing for the development will be rendered blockwork to be painted; roof coverings will be made from IBR sheeting. The roof will be of a hip design with a ridge height of approximately 4.5 metres.

Diagram 4: Elevations



Sewage and grey water will be dealt with by a proposed septic tank, which will be connected into the existing soakaway, provided by the original developer for the four development sites. Electricity and water infrastructure is available 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

The siting and orientation of the proposal has been dictated by existing site conditions, whereby the site had been excavated for a number of years. The building will orient in a north westerly direction, similar to that of existing properties in the area. In terms of the details of the proposal, the appearance is of a modern design with all elevation features being proportionate and symmetrical. The materials along with the roof design is that replicated in neighbouring developments, being a hip design. All services can be provided and connected to the development site. The development will be with an embankment that was cut with the approval of the development of the 2013 application. A site visit was undertaken with the Civil Engineer to assess if any remediation was required to stabilise the land/embankment to ensure safety of the future occupants of the development. Based on the advice of the Civil Engineer, condition 3 has been added to ensure limited risk to the occupants.

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.