

Planning Officer's Report - LDCA MARCH 2021

APPLICATION	2018/88 – Construction of 3 Bedroom Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	15 October 2018
APPLICANT	Damon Bowers
PARCEL	BG0184 & BG0351
SIZE	0.2 & 0.04 acres (978m ²)
LOCALITY	Redgate, Blue Hill
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 19 October 2018▪ A site notice displayed in accordance with Regulations.
EXPIRY	02 November 2018
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

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

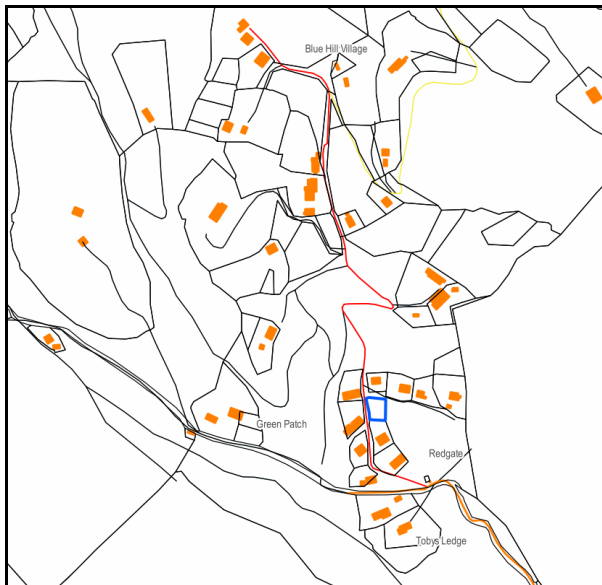
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| 12. Enterprise St Helena (ESH) | No Objection |
| 13. National Trust | No Response |

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The development site is located in the Redgate area of Blue Hill, with the main road to Barren Ground running parallel with the western boundary. The proposed development falls within the Intermediate Zone with no additional Conservation Area restrictions.

Diagram 1: Orientation



THE PROPOSAL

The plots measures 974m², and is currently undeveloped. Proposed development is for a 3 Bedroom dwelling, with a building footprint of approximately 183m²; as a result the eventual plot coverage will be 19%.

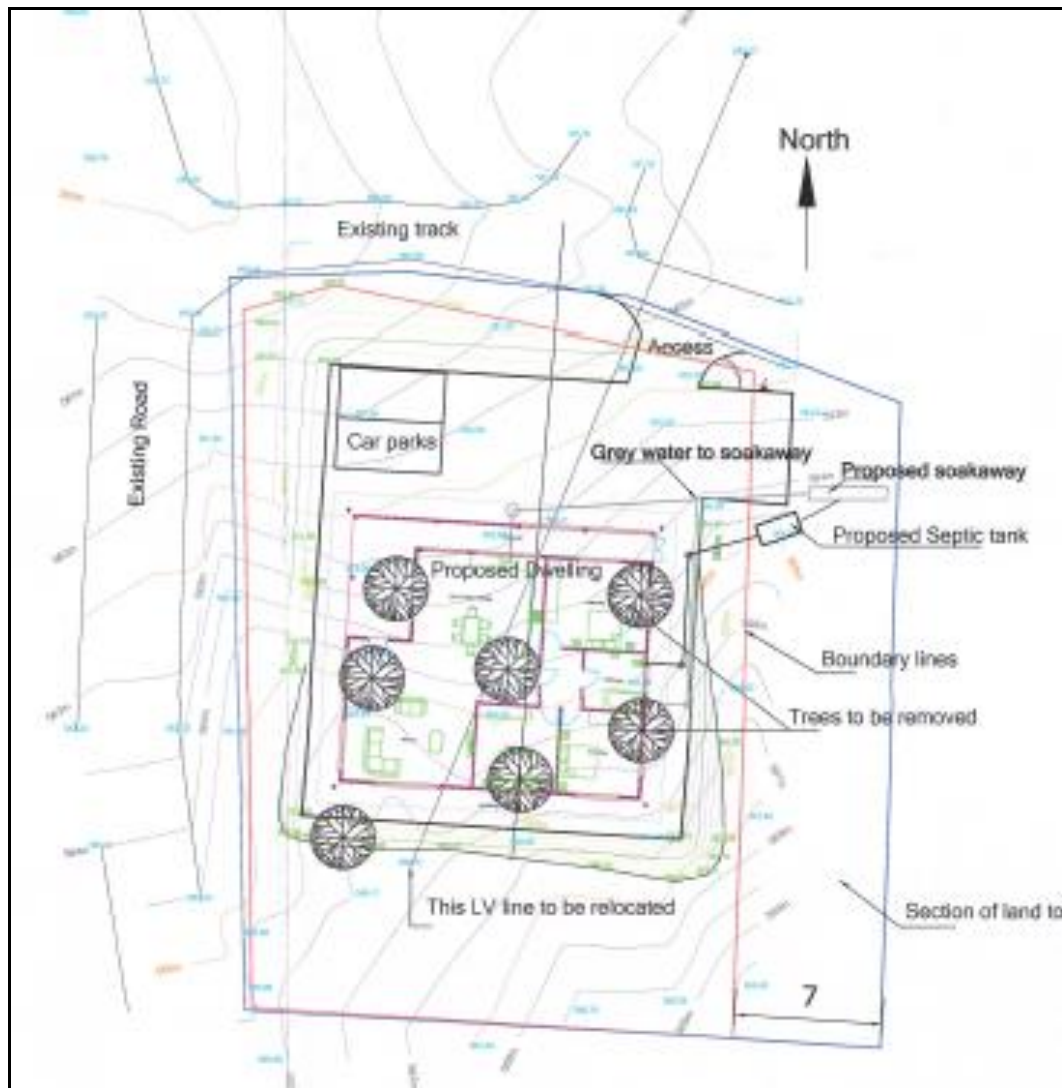
Diagram 2: Original Site Plan



During the assessment of the application, concerns was raised from the officer with regards to on-site manoeuvrability, and the arrangement for dealing with effluent and grey water. As a result of this, a revised scheme was submitted. There were number of trees situated on the plot, being on the periphery of the National Forest, these were indicated on the revised drawing. However since the drawing was submitted, an incident occurred, where heavy gusts during the end of January 2021, resulted in one of the trees splitting in half and a limb falling on an electricity line in the neighbouring property across the main road. A further assessment was made by the Forestry Officer, where it was determined that the majority of the remaining trees on this parcel, were in a similar condition and therefore removed as it posed a risk to life and property. The Planning Section was informed and agreed to these works. In terms of the positioning of the development, the site has moved approximately 4m further

south to allow for sufficient on-site manoeuvrability, and better utilisation of the plot. The platform measures approximately 21m x 18m, resulting in an embankment measuring 3m vertically in height.

Diagram 3: Revised Site Plan



The proposed dwelling is of a bungalow design in typical architectural island style, common to other neighbouring properties. The dwelling comprises a master bedroom and two further bedrooms, a shared bathroom and toilet and an open planned kitchen, dining and lounge area. The proposed building will be partially enclosed on two sides (west and north) by a verandah.

It is proposed that all walls will be concrete blockwork, and the roof will be of IBR metal sheets and although the colour has not been indicated this can be conditioned to accord with the LDCP Policy on Roof Colour, which in this case would preferably, be dark slate grey. The roof is of hip design.

Diagram 4: Floor Layout

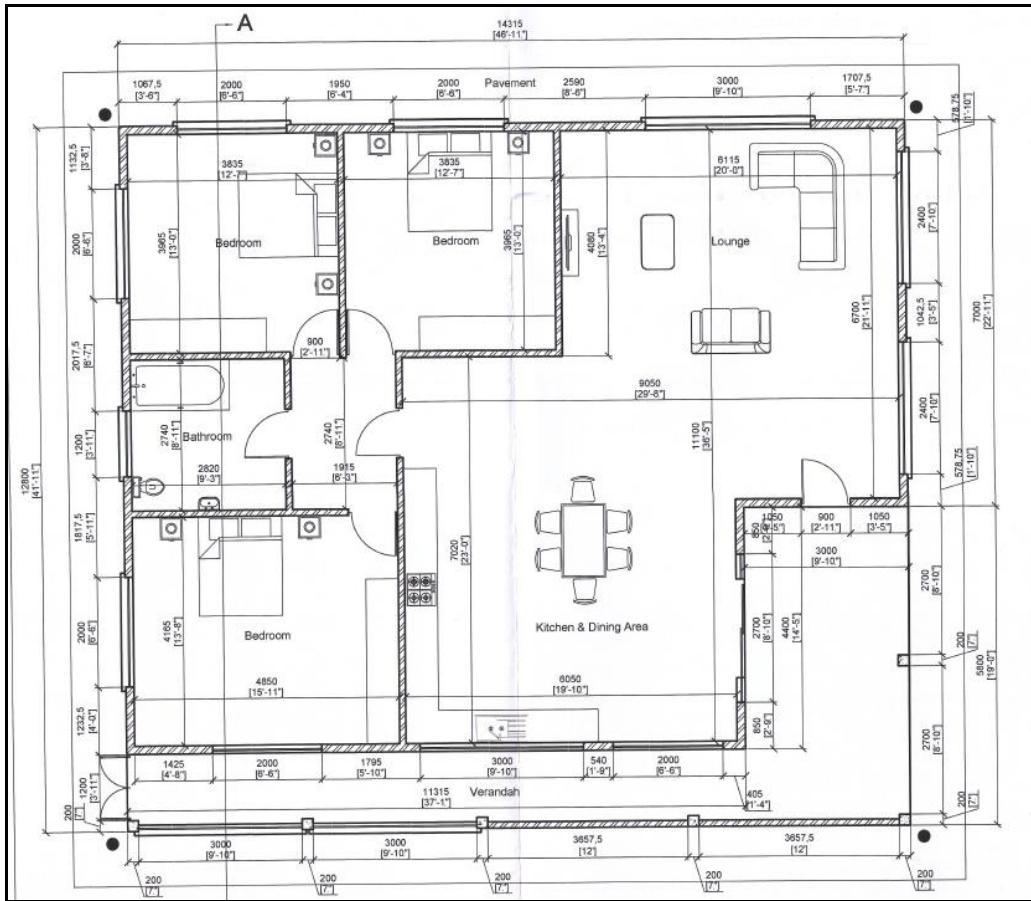


Diagram 5: Front & Rear Elevations

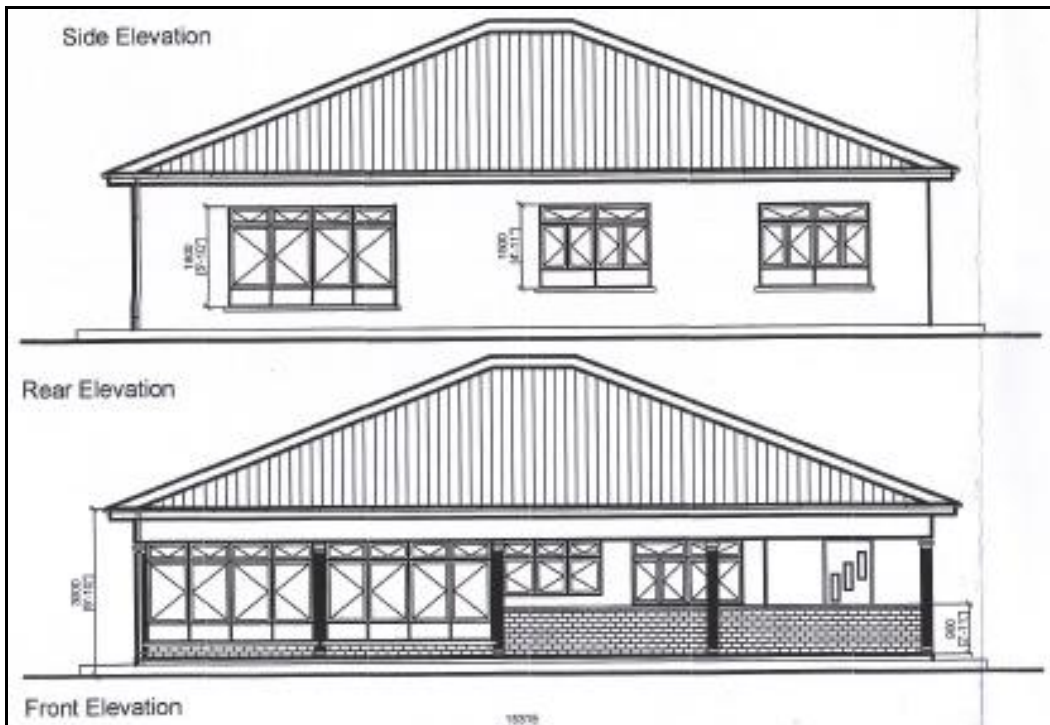
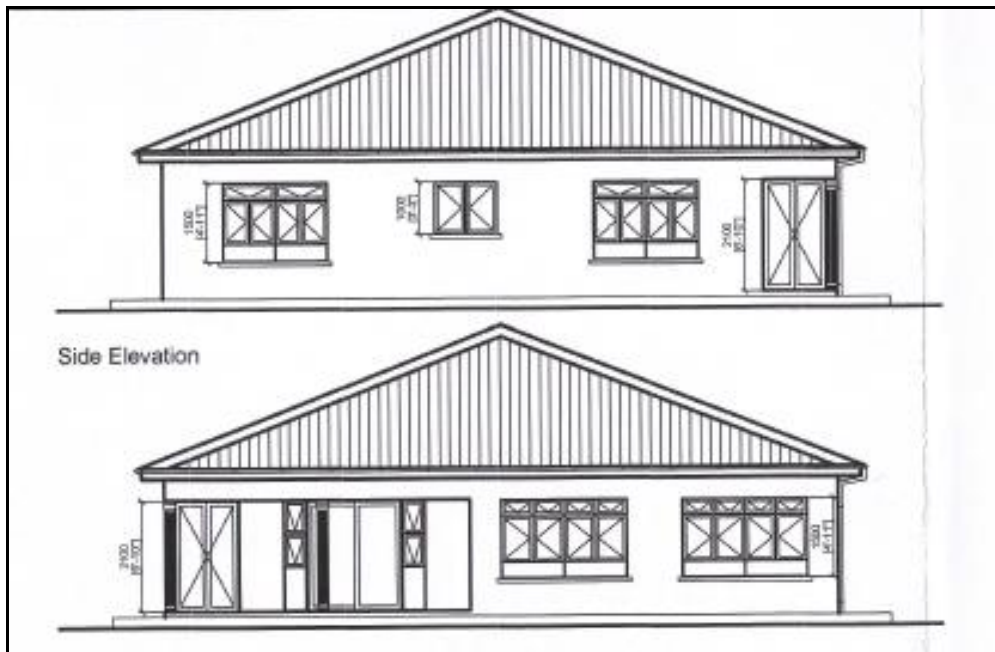


Diagram 6: Side Elevations



Water and electricity infrastructure will be arranged and connected by the developer and approved by Connect (St Helena) Ltd. There is an existing Low Voltage line running across the site, this will need to be relocated at the developers cost. The lines will need to be a minimum of 3m horizontally and vertically away from the building in order to protect the public and infrastructure. This will be conditioned.

The applicant has proposed to construct a septic tank soakaway system. The soakaway will be installed within the property boundary, where percolation tests yield a satisfactory result. No representations was received from stakeholders or the public.

C. PLANNING OFFICER'S STATEMENT

The developments principle elevation will be north facing, similar to the existing development in the area. The siting of the proposal has been dictated by the topography of the land, where the developer has utilised the highest point of the plot, that doesn't drastically impact on scarring of the land with excavation. This position allows for best use of the site. In terms of the scale, proportion, detailing, the materials to be used are commonly used within this area. Features such as the windows and doors are proportionate on their elevation, ensuring a uniformed appearance. Overall the use is for residential purposes, which is consistent with development that already exists in the area, and complies with the relevant policies.