

Planning Officer's Report – LDCA MARCH 2021

APPLICATION	2021/01 – Construction of a 2 Bedroom Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	5 th January 2021
APPLICANT	Nicole Anne Peters
PARCEL	SCOT0615
SIZE	0.08 acres (329m ²)
LOCALITY	Upper Cleughs Plain, St Pauls
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 8th January 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	22 nd January 2021
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Response
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection - Comments
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 50m 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 plot is relatively small measuring approximately 329m². Currently the land is vacant private land.

The proposal is to undertake excavation on the plot, where the platform will measure 20m x 12m at its widest points. Access into the site will be from the existing estate road on the western corner of the plot. The proposed dwelling will have a footprint of approximately 99m², resulting in a plot coverage of 30%.

Diagram 2: Site Plan & Cross Section

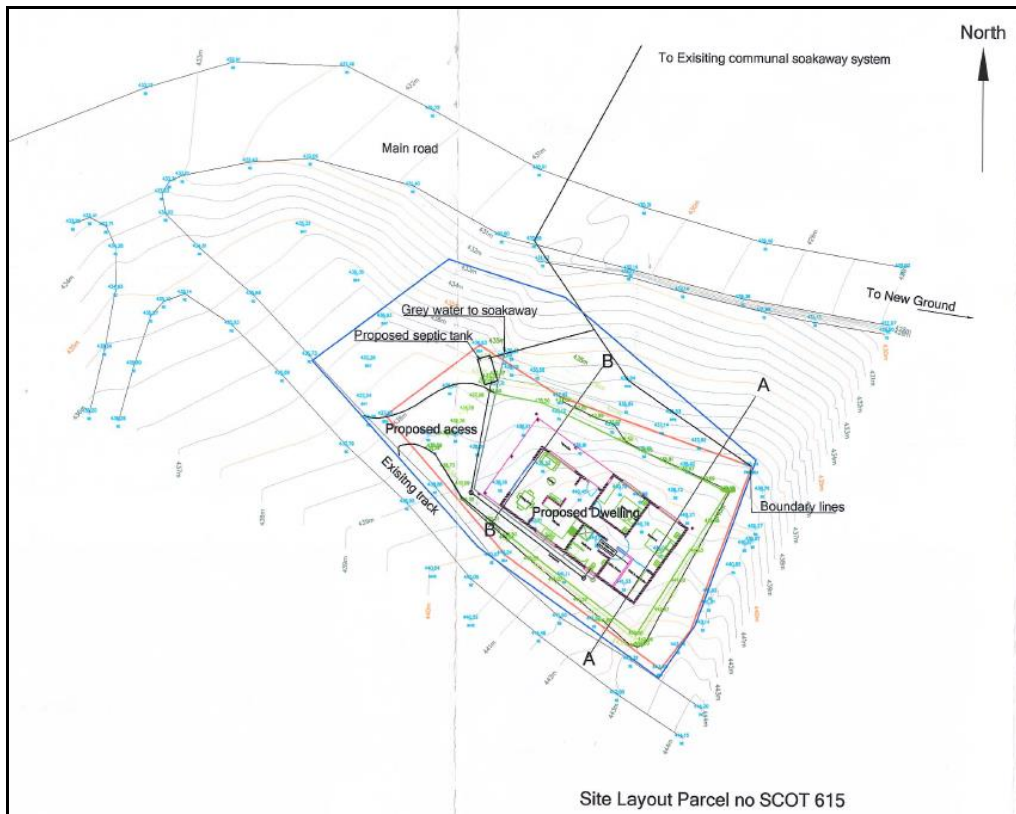
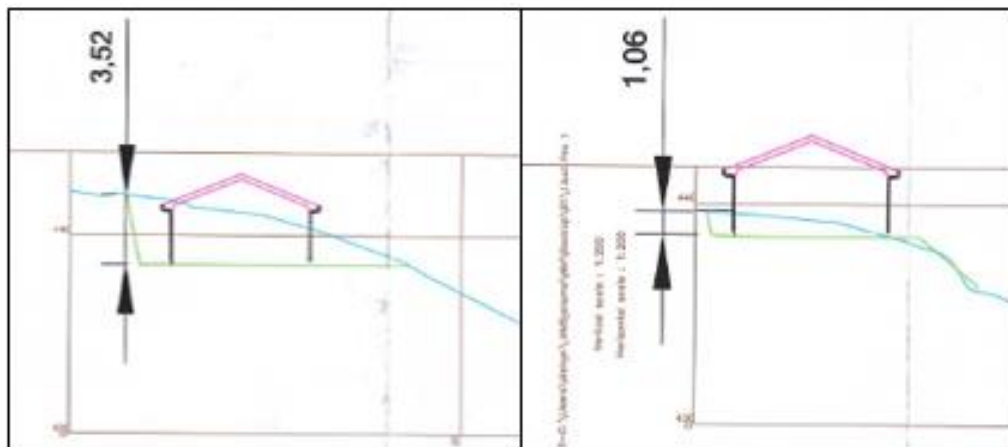


Diagram 3: Site Cross Section



The sewage will be connected into a proposed septic tank on the north western corner of the site, with overflow connected into the existing communal soakaway. Electricity and water infrastructure is available in the area, and can be connected to. Although not indicated, space is available on-site for two parking spaces, albeit a little tight. Fortunately with the estate road not being a primary road; used only by two other dwellings, there would be no issue with the applicant reversing onto the road or onto the site.

The floor layout will comprise an open verandah around the west elevation, and partially to the north. Entrance into the dwelling can be via a 3m sliding door on the west elevation, which will lead directly into the proposed dining area and lounge, or via the single doorway into the lobby on the north elevation. The kitchen will have two archways, one leading into the dining area and the other into the lobby. A corridor from the lobby area will then lead towards the shared bathroom, utility room, bedroom and master bedroom with walk in wardrobe. The external walls will be constructed out of concrete blockwork and will be rendered then painted. The roof will be of a gable design and made from IBR sheeting.

Diagram 3: Floor Layout

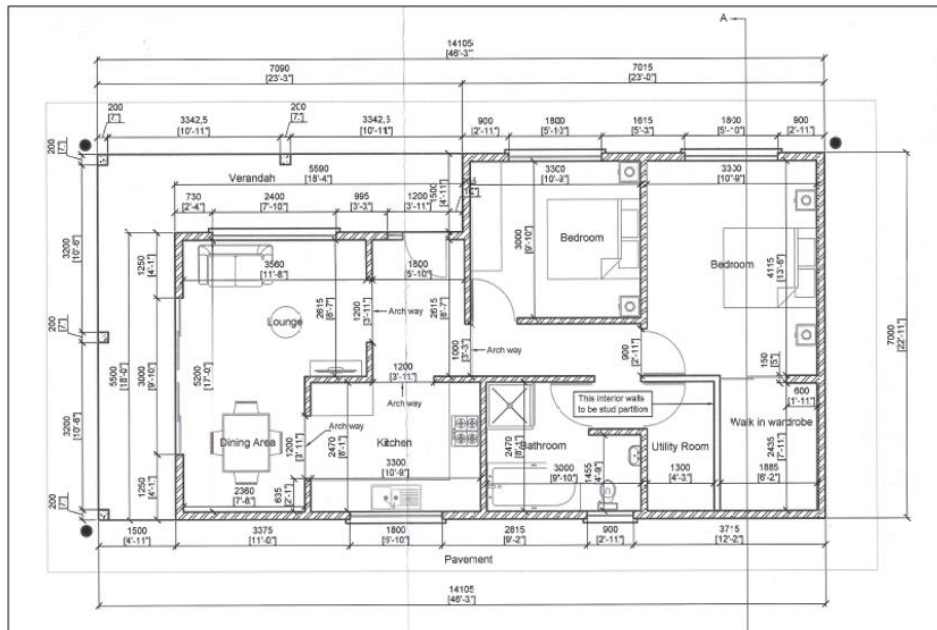
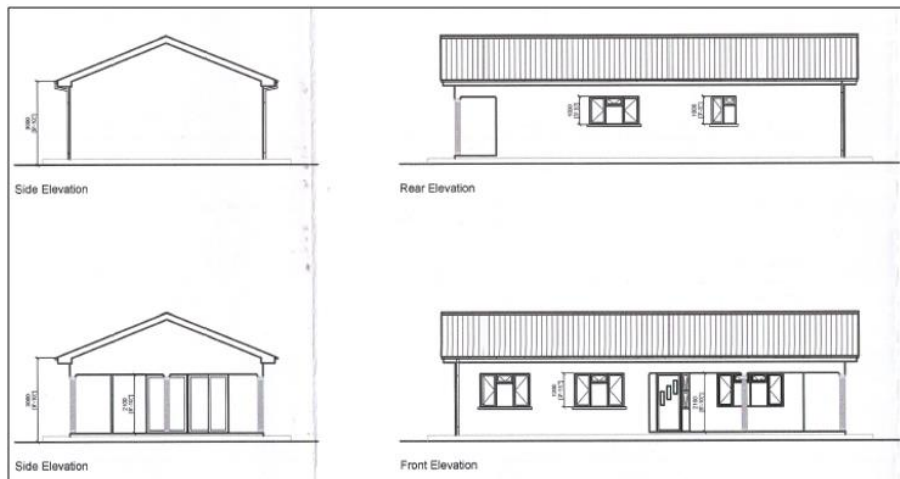


Diagram 4: Elevations



No stakeholder or public representation was received, however a standard response from Roads Section which states that:

- applicant is to be fully responsible for any storm water flowing from the existing public road onto the property;
- bear the cost of installing drains as appropriate;
- conditions should also require the applicant to be fully responsible for managing any storm water that falls on the development site;
- Storm water shall not be discharged onto the public highway.
- new access to this property should be cut in a suitable way for vehicles approaching the property and for coming on to the main highway;
- ensure the access road joining the main road is suitably surface so the existing road edging doesn't get damage and this will need to be maintained by the Applicant;
- existing manholes should not be blocked off or modified without consulting the roads section; and
- all Road safety issues that could have an impact on this dwelling should also be address by the applicant.

This is a standard response, which is added as a condition for the application should the proposed development be approved.

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, will be similar to the neighbouring development, facing in north easterly direction. Excavation undertaken has been determined by site conditions being the topography and size of the plot. Inevitably the land will be steeper in the eastern corner of the embankment. Nevertheless the embankment will be shield by the majority of the house. The building is a standard bungalow, which shares characteristics of development in the area, primarily being the detailing such as roof style, window design, and materials to be used.

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.