

Planning Officer's Report – LDCA APRIL 2021

APPLICATION	2021/10 – Construction of a 2 Bedroom Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	23 rd February 2021
APPLICANT	Robert Thomas
PARCEL	LWN0516 & LWN0517
SIZE	0.42 & 0.25 acres (1746 & 1028m ²)
LOCALITY	Deadwood
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 25th February 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	11 th March 2021
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 Response
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

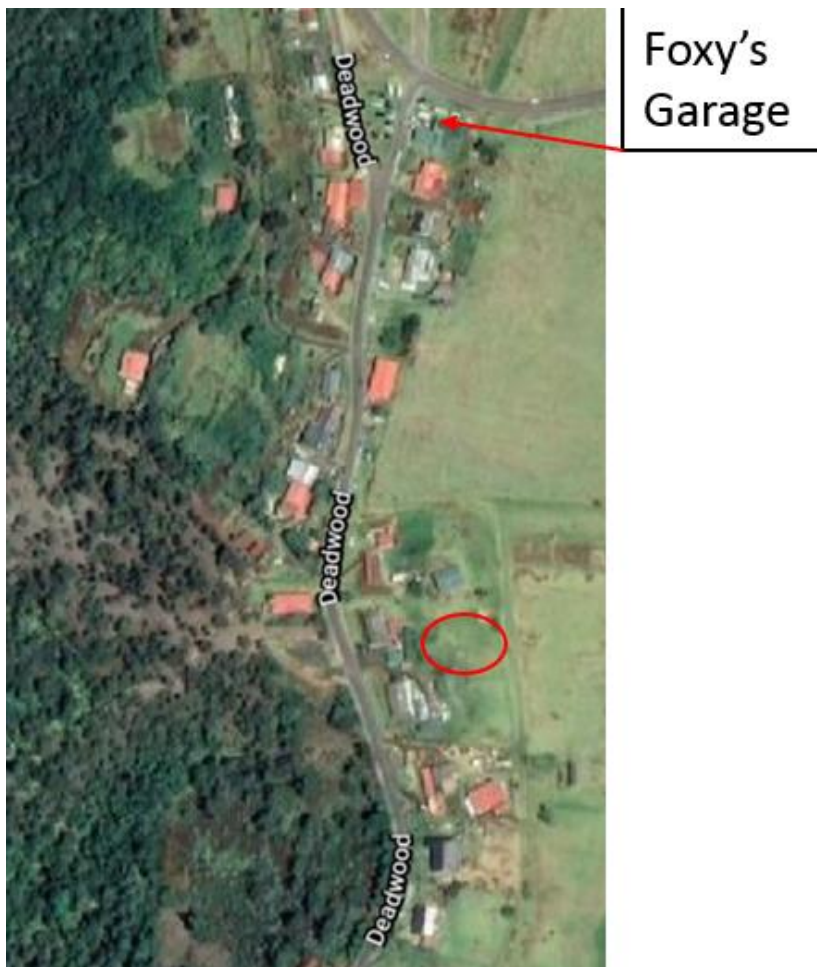
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

The application site is located in Deadwood. The plot is designated within the Intermediate Zone and not within any proposed conservation area.

Diagram 1: Location Plan



THE PROPOSAL

The plot is a relatively modest size land plot measuring approximately 1746m². The land is currently vacant. The proposal is to undertake excavation on the plot, where the development platform measuring 25m x 22m, at its widest points, will be created. The resultant embankment will measure approximately between 1.7m – 2.4m in height. Access into the site will be via the access point to the existing property, where

there is currently a container that will be relocated behind the existing garage. The land has a gradual slope, where it will traverse downwards onto the site. The proposed dwelling will have a footprint of approximately 214m², resulting in a plot coverage of 12%.

Diagram 2: Site Plan & Cross Sections

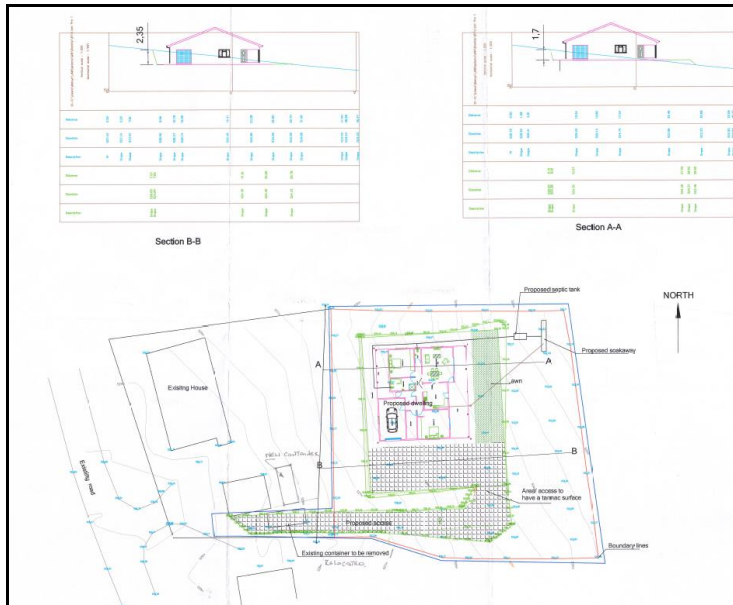
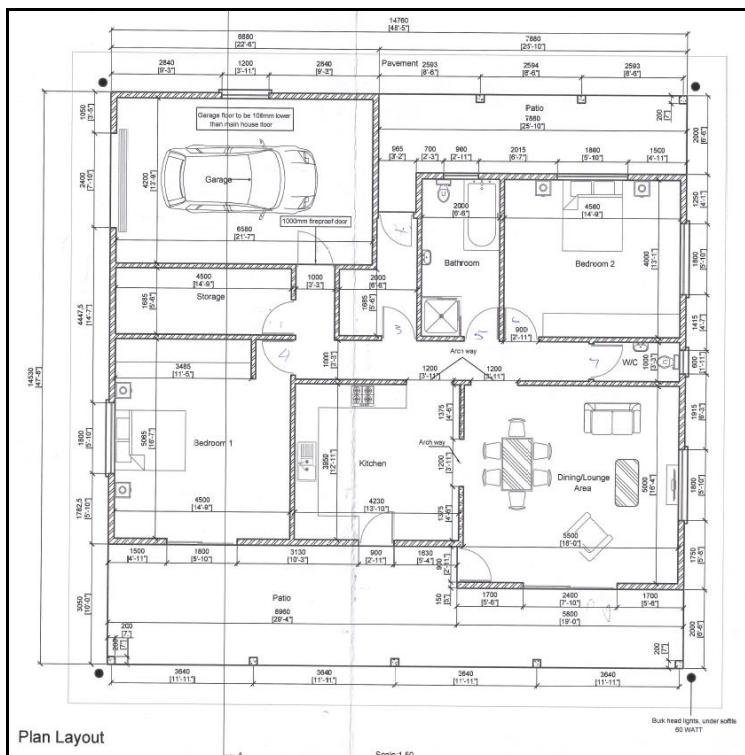


Diagram 3: Floor Layout



The floor layout will comprise an open verandah on the front and rear elevations. The development will comprise of a kitchen, which will open into a dining and lounge area,

a shared bathroom, two bedrooms, storage area and attached single garage. The external walls will be constructed out of concrete blockwork, rendered then painted and the roof will be of a gable design and made from IBR sheeting.

Black and grey water has been proposed into a septic tank and soakaway system.

Stakeholders and neighbouring properties were consulted and no issue or concerns have been raised.

Diagram 4: Elevations



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 to the north. Due to the topography of the land, the resultant embankment will not exceed that stipulated in the policy. The building is of a standard bungalow design, which shares characteristics of development in the area, primarily being the detailing such as roof style, window design, and materials to be used.

Services are available within the area and can be easily connected to. In terms of the container to be relocated. The container currently has a roof on it and has been on site for a number of years. Its new position will be hidden from the main road, where it will sit more inconspicuous in the landscape.

Considering the impact of the development, this proposal will not detract from amenity of the area. 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.