

Planning Officer's Report – LDCA APRIL 2021

APPLICATION	2021/16 – Proposed Construction of a Two Storey, Three Bedroom Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	4 th March 2021
APPLICANT	Sandie Coates
PARCEL	AF0445 & AF0416
SIZE	0.94 & 8.66 acres (3880m ² & 3.545 Ha)
LOCALITY	Alarm Forest
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 5th March 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	19 th March 2021
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

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

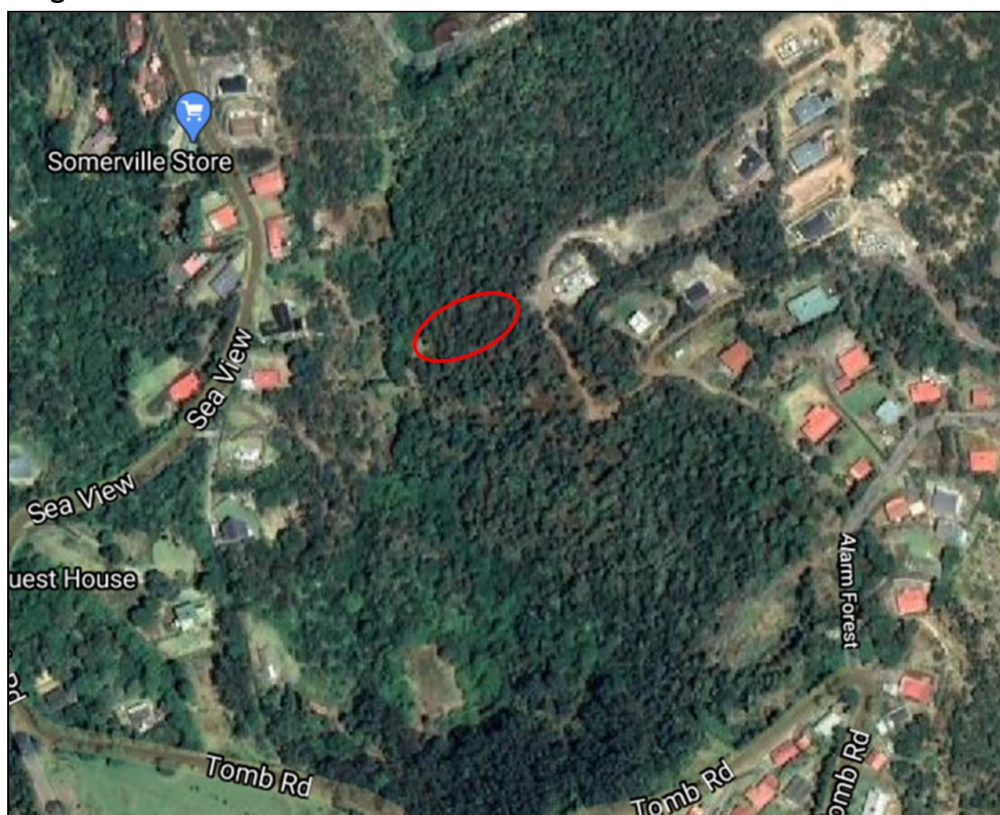
11. Enterprise St Helena (ESH)	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is located within the Alarm Forest area, where it is accessible from the existing ring road below the Alarm Forest bus shelter. 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 large measuring approximately 3880m². Currently the land is vacant private land, however the proposed access road will traverse through a portion of Crown Land.

The access road will measure approximately 120m in length, where it has been designed to limit the amount of trees that will be required to be removed and also take into consideration the gradient of the land. The access will be of a concrete finish.

The proposed house has been sited on the higher ground of the plot, this means being situated at similar elevation to houses on the other side of the small valley to the West. This will prevent one property looking over the other and will maximize the views from the house. Excavation to be undertaken to form the site platform will measure approximately 35m x 12m, which result in an embankment measuring approximately 4m in height. The proposed dwelling will have a footprint of approximately 210m², resulting in a plot coverage of 5%.

Diagram 2: Site Plan

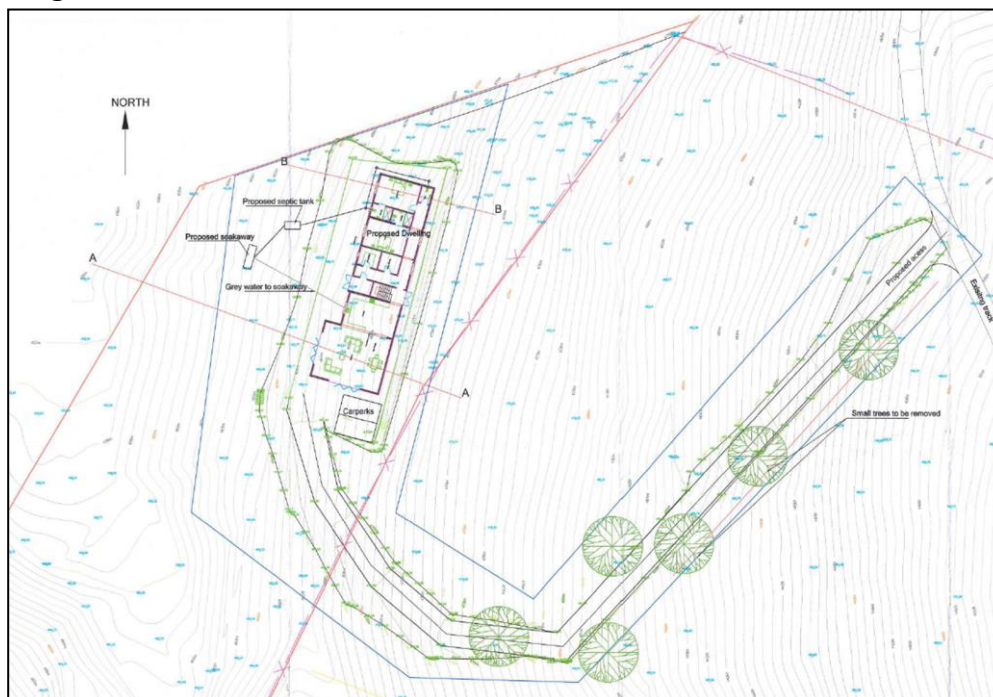
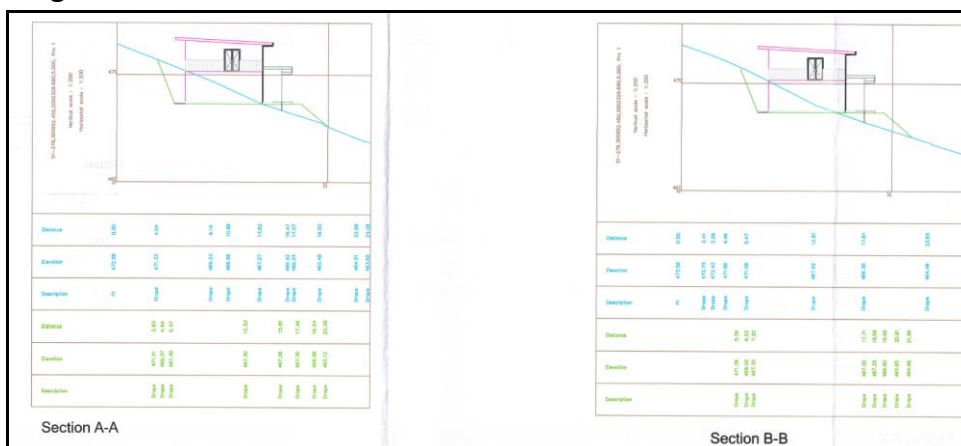


Diagram 3: Cross Section



Proposed Design Principle

The residential property is of a modern design that is intended to be unobtrusive and sympathetic to its environment. The design principles were utilised to present a modern design, which would be appropriate for land with the incline found at the

proposed site. The aspect of the slope lends itself to maximize the potential for views of High Knoll to the West and Rupert's Valley to the North. Windows and outdoor areas are designed to capture this potential and provide plenty of natural light inside the house.

The property will comprise of a ground floor layout with a large open planned kitchen, dining and lounge area, utility room, water closet, storage room, and two modest sized bedrooms with en-suites. The first floor consists of a studio/study room, storage room, master bedroom with en-suite, walk in wardrobe and patio. The external walls will be constructed out of concrete blockwork and will be rendered then painted. The roof will be of a mono-pitched design made from IBR sheeting.

Blackwater will be connected into a proposed septic tank on the north western corner of the site, with overflow and grey water connected into a proposed soakaway.

Diagram 4: Access Road Section

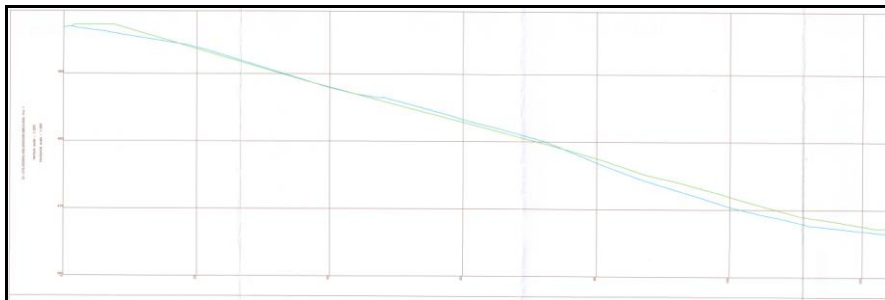


Diagram 5: Floor Layout

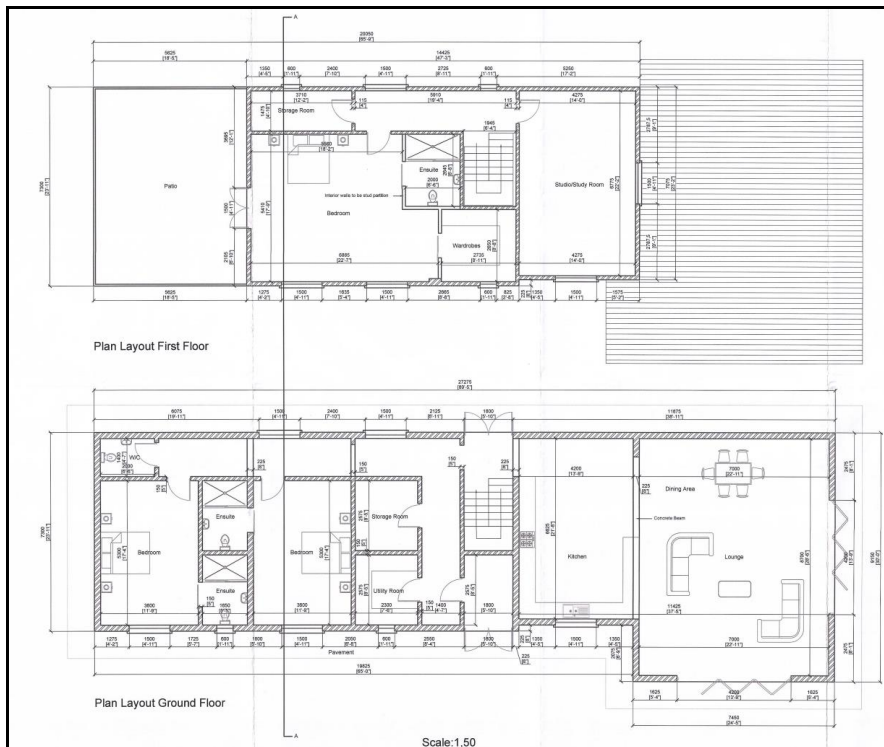


Diagram 6: Elevations

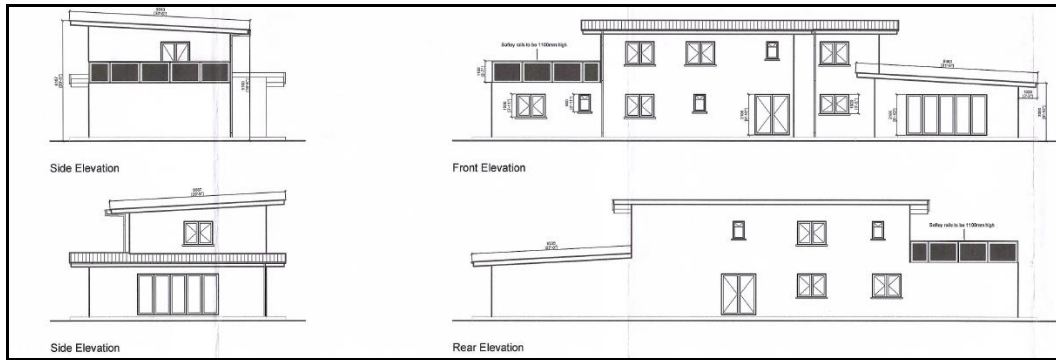


Diagram 7: Artistic Impression of House Design



STAKEHOLDER RESPONSE

No representations was received from the public, however comments was received from the Chief Environment Officer – *‘Although the applicant notes that no endemic species have been found on site, Neglected Tuft Sedge (*Bulbostylis neglecta*), Tufted Sedge (*Bulbostylis lichtensteiniana*) and Parsley Fern (*Asplenium aethiopicum*) are known to grow in this area, a site walkover should therefore be undertaken prior to any site excavation being undertaken to check whether any of these species are present. If any such species are found the Environmental Management Division should be informed and will advise on an appropriate course of action.*

It is also noted that the applicant intends to plant endemic species, whilst this is to be encouraged, any such planting will need to be done in accordance with the relevant policy and guidance under the Environmental Protection Ordinance, 2016.

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 land is situated within a forested area and is adjacent to the current National Forest. There are intentions in the future to undertake residential development plots within the current National Forest on Crown land, where the access track will traverse through. The plot for this development is currently privately owned and does not sit within the designated National Forest, however access will need to be obtained through this area. It would have been preferred that an alternative access route was sought, however negotiations with those land owners has not provided any positive outcome. The access route although significant in length, stems from the existing track at a location that proves best gradient towards the site. Although approximately ten small scrub like trees and a number of cacti will be removed to accommodate the access, it is the applicant's intention to retain and landscape the access and the site sympathetically.

The excavation has been dictated by the site conditions, where the topography would not allow for a wide site platform without an embankment exceeding well beyond the guidance of the policies. Although the resultant embankment will measure around 4m, which is stretching the limits of policy IZ1 f), assessing the visually scarring will be limited, as the house design will shield the majority of the embankment. The embankment has also been indicated at a 67 degree slope, should it prove unstable, a standard condition will be added ensure a means of stabilising and retainment is undertaken. In this case, the excavation is deemed acceptable.

The house has been designed to coincide with the narrowness of the site, where it will measure a significant 27m in length. It is of a modern two storey design, which uses materials consistent with those properties in the area. The roof is of a mono-pitched design, and the external walls will be of rendered blockwork and then painted, similar to those properties in the area. Details of the building consisting of windows and doors has been designed proportionate on each elevation, ensuring a uniformed appearance.

The impact of the proposed development is considered to be minimal and would not detract from amenity of the area, and development should sit comfortably within the

landscape. 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.