

Planning Officer's Report – LDCA SEPTEMBER 2021

APPLICATION	2021/54 – Construction of a 4 Bedroom, Split Level Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	15 th July 2021
APPLICANT	Adrian March & Michelle Francis
PARCEL	SCOT0651
SIZE	0.6 acres (2458m ²)
LOCALITY	The Hermitage, St Pauls (Scotland Registration Section)
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant Private Land
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 16th July 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	30 th July 2021
REPRESENTATIONS	None
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 (Comment)
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	Not Consulted
11. Sustainable Development	No Response

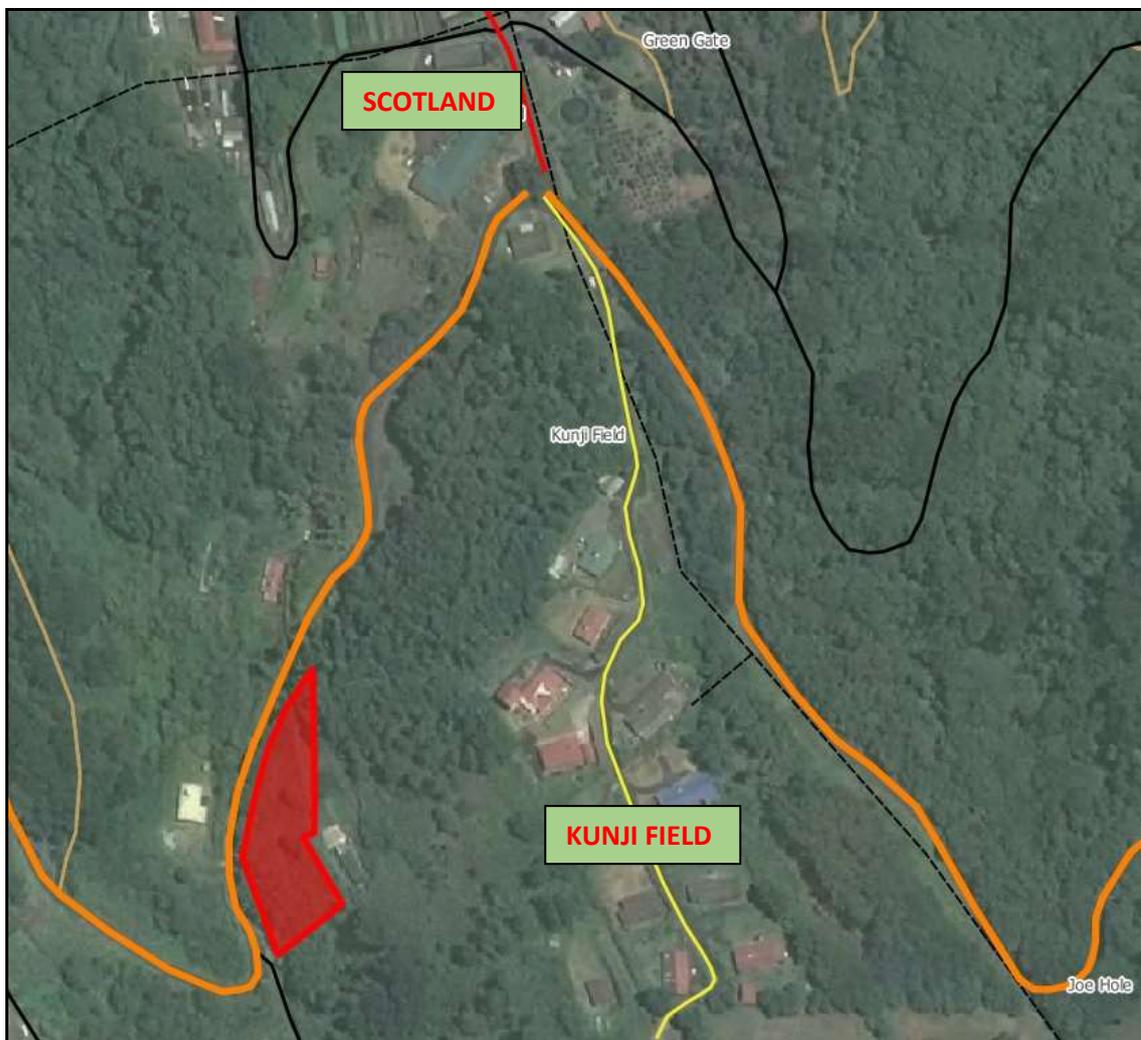
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

The development site was created as a result of a subdivision of a larger privately owned plot. It is situated above the main road that leads from the Scotland roundabout to Oaklands. The plot is designated within the Intermediate Zone and not within any proposed conservation area.

Diagram 1: Location Plan



THE PROPOSAL

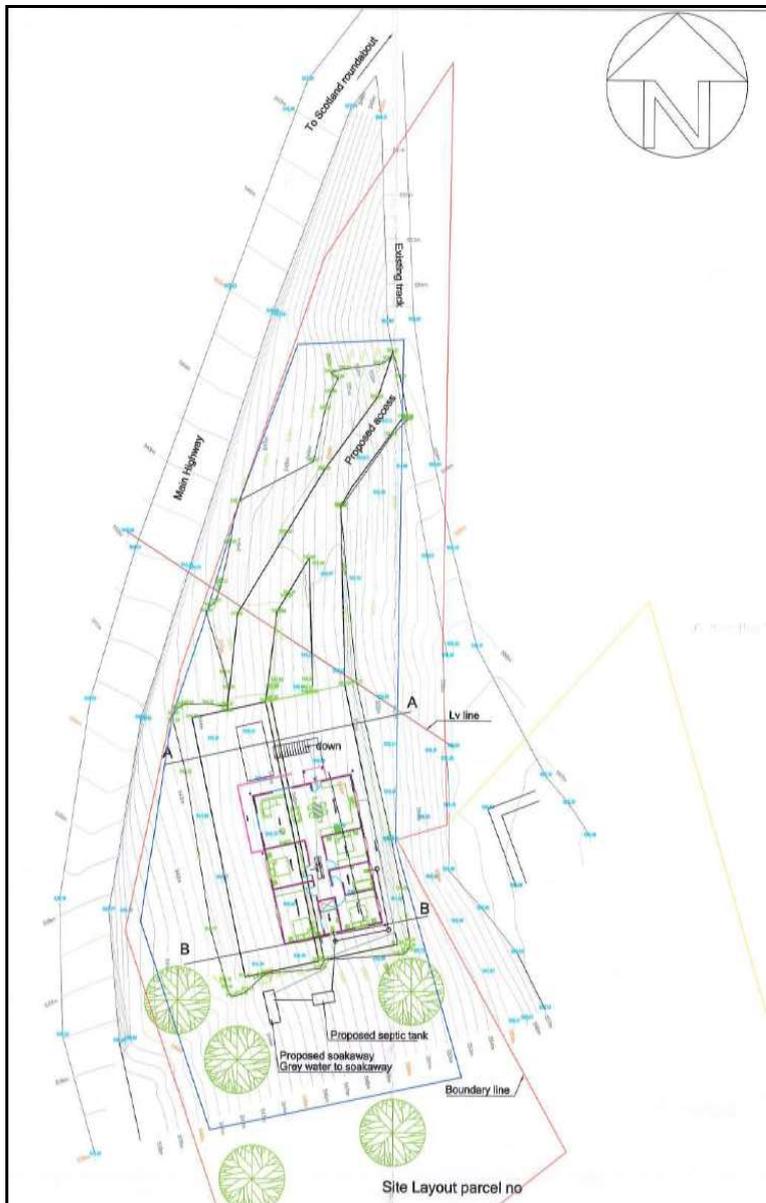
The site sits to the west and below an existing longstanding house and encompasses the existing access to the house. It is the Planning Officer's view that the eastern boundary line should have been position adjacent to and along the western edge of the existing access road, therefore alleviating the possibility of compromising any former easement agreements.

The applicant's initial proposal was to construct a bungalow design house on the site. The steep slope of the land and the narrowness of the site from east to west did not allow for a bungalow design if the proposal required a site excavation.

As a result of a pre-application meeting a split level design was recommended and subsequently submitted, which allowed for lower embankments on the proposed excavation.

A septic tank and soak away is proposed well with the site boundary as a result of a percolation test.

Diagram 2: Site Plan



The embankment at the rear of the house measures approximately 3650mm in height at its highest point, thus complying with the LDCP policy IZ 1. F) *“the design and layout do not generally entail excavation nor making up of levels to a depth or height in excess of 3m.”*

The soil spill placement on the land as a result of the site and access road excavation will be located to the west of the excavated area and within the development boundary. However, it will sit approximately 2000mm above the main road and will require a gabion type retaining structure which will be conditioned.

Diagram 3: Site Cross Section A-A

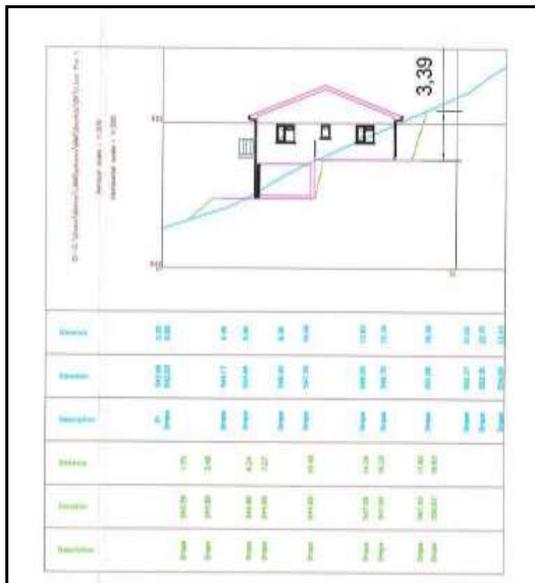
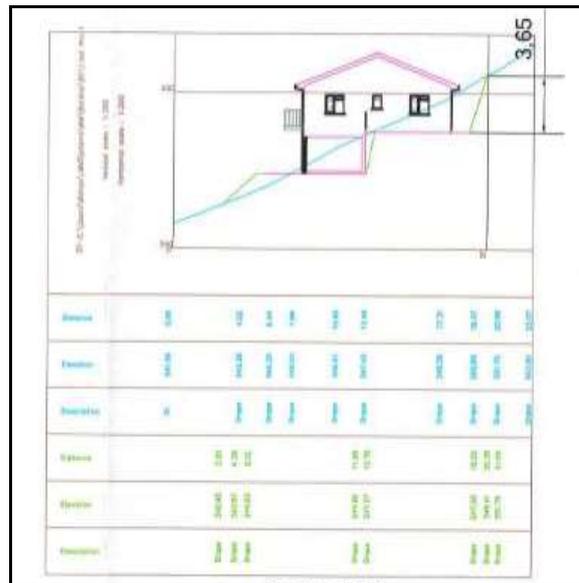


Diagram 4: Site Cross Section B-B



The structure proposed is a two story, split level four bedroom new build. The ground floor is a reinforced concrete open structure to be used as a carport. The first floor interior design reflects a basic four bedroom home with open plan living area and a cantilevered deck.

The house will be constructed as a traditional concrete block structure on reinforced concrete columns.

The roof will be an aluminium or metal sheet dark grey roof.

Diagram 5: Ground Floor Layout

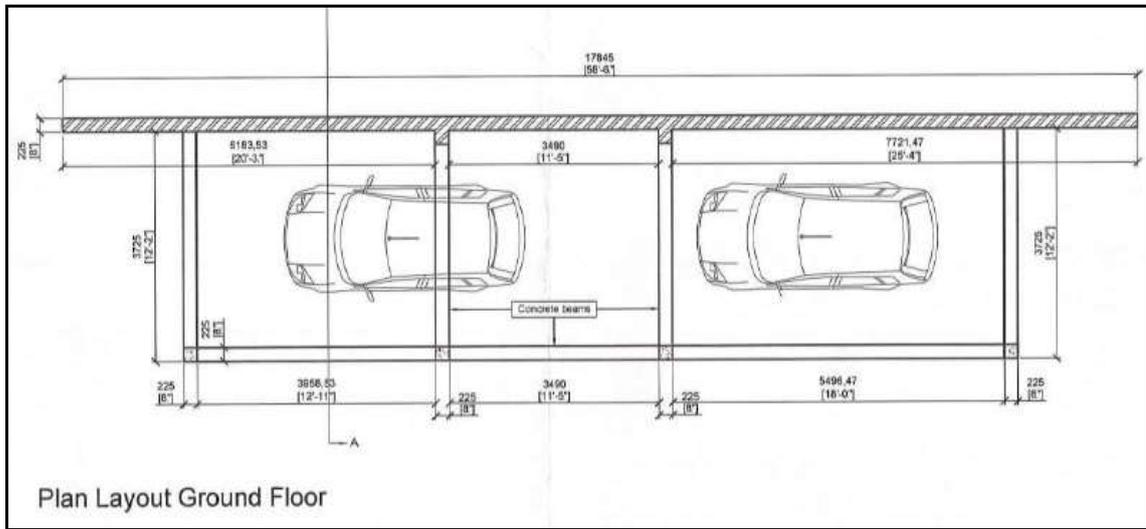


Diagram 6: First Floor Layout

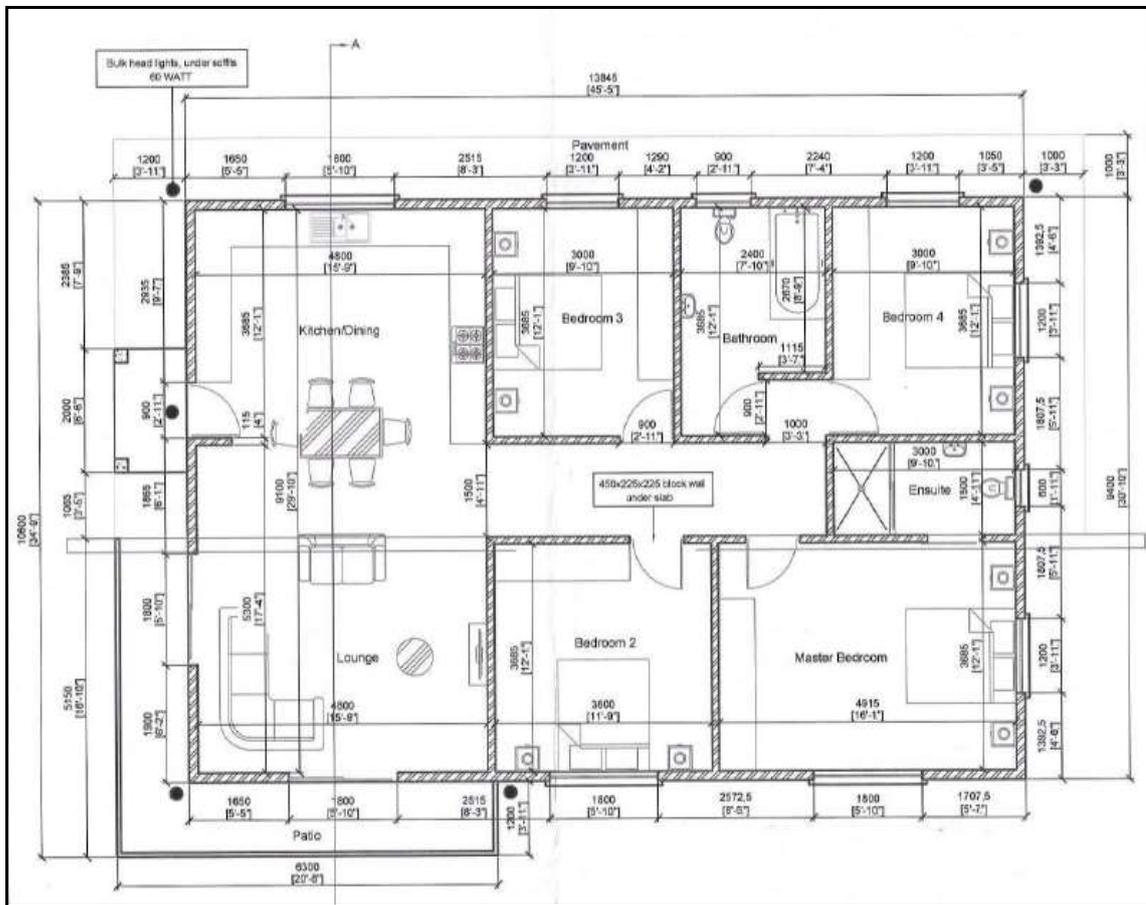


Diagram 7: Elevations



REPRESENTATIONS

Comments were received from the Roads Section, which consisted of the following:

Roads Section – ‘Applicant is to be fully responsible for any storm water flowing from the existing public road onto the property and should bear the cost of installing drains as appropriate. If 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 or to be a nuisance to property owners below them.

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. Please insure the access road joining the main road is suitably surface so the existing road edging doesn't get

damage, and also install drainage as stated above, access road spurs also need to be maintained by the Applicant.

For Road safety this should also be address by the applicant.

Officers Response:

The management of rain/storm water will be address in the conditions to protect public and private amenity and accord with LDCP SD1.

The proposed access road does not lead directly of the main highway but of an existing track. The relevant permissions and future maintenance of the road will need to be acquired and agreed under any easement agreement necessary, this will be conditioned.

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'S ASSESSMENT

While major excavation into hillsides are not encouraged due to its scarring of the landscape, a split level design lends itself to a compromise by hiding some of the excavation.

There are other design ideas that could allow embankments to be hidden even to a greater degree or eliminate them all together. Resources spent on site excavation and retaining structures could be used on producing better designs that are well insulated with thermal properties aimed at being more environmentally friendly. Resources saved could also be utilised in making properties partially or fully self-sustained.

With this split level design the excavation and resulting embankment is proposed at a height of 3.65 metres, thus complying with the LDCP policy IZ 1. F) *“the design and layout do not generally entail excavation nor making up of levels to a depth or height in excess of 3m.”*

Overall the development complies with the housing policy H.9 and IZ1(a) and creates an appearance that is acceptable in terms of:

Siting: the split-level building design and footprint fits with the topography of the land, not creating extreme embankments. Its design appearance with its dual pitch roof forms a coherence with surrounding properties.

Orientation: the building's west facing position forms a coherence with the orientation of surrounding properties and makes best use of the view.

Scale and Massing: although being a two story split-level dwelling, its physical attributes such as height, shape and bulk does not overly dominate or compromise the area due to the hillside backdrop and tree population.

Materials and Detailing: traditional durable concrete build materials and steel roofing are acceptable in relation to other properties and the forest setting.