

Planning Officer's Report – LDCA OCTOBER 2021

APPLICATION	2021/36 – Construction of a 3 Bedroom two storey Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	15 th April 2021
APPLICANT	Kris Hall & Courtney Obey
PARCEL	LWN0470
SIZE	0.94 acres (3750m ²)
LOCALITY	Bottom Woods
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant Crown Land
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 16th April 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	30 th April 2021
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

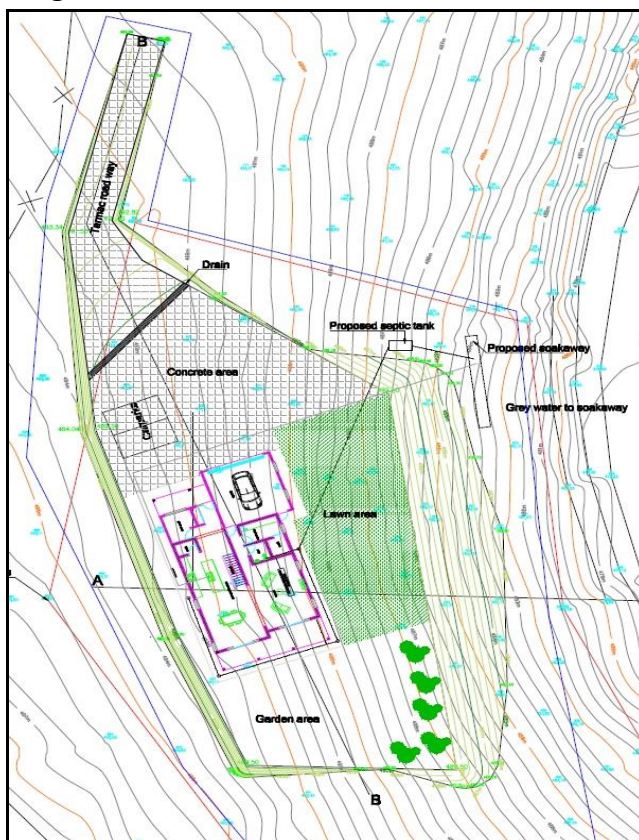
1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Objection (Comment)
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena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

the last plot seeking development permission. This application site is one of three plots that will be accessed from the new access road to be constructed off the Haul Road. The most southern plot LWN0460 will be accessed from the south from the existing local road that will be extended to this plot. The access from the Haul Road was established with grant of development permission for plots LWN0483 and LWN0485, reference 2021/25 and 2021/31 respectively. The access to this application plot is from the extension of this access road.

THE PROPOSAL

The plans were revised following advice from the Planning Office that is being reported for decision.

Diagram 2 Site Plan



The site is proposed to be excavated as part of the access road excavation which will allow direct access onto the site. While the access excavation from the west side of the plot will create an embankment, the height will be lower than the embankment along the rear of the building.

An individual sewer/septic system is proposed with a septic tank (1700mm x 1200mm) and a drainage trench (9500mm x 2000mm as a result of a percolation test) within the development property boundary. The depth of the drainage trench proposed will need to allow the base to be below the level of the Haul Road.

The traditional site excavation proposed will create an embankment at the rear of the house measuring approximately 4m in height at its highest point. This is unfortunate, being above the policy advice of 3m embankment height, however in this instance the development provides a better layout and less scarring of the site. The topography of the land creates a slope of approximately 22 degrees which is more conducive to a complete split-level of partially stepped down design. The soil spill placement on the site as a result of the excavation will be to the east of the excavated area and within the development boundary. The soil spill should be compacted at 500mm intervals to reduce the chance of land slip and ensure stability of the fill material. Stone gabions as a form of retainment should be installed along the extent of the spill. This will ensure that no soil or debris falls onto the main Haul road.

Diagram 3: Site Cross Section A-A

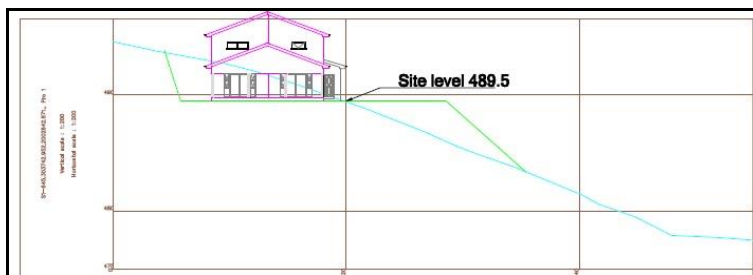


Diagram 4: Site Cross Section B-B

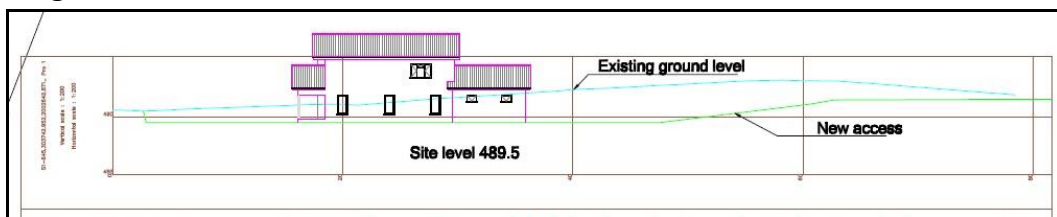
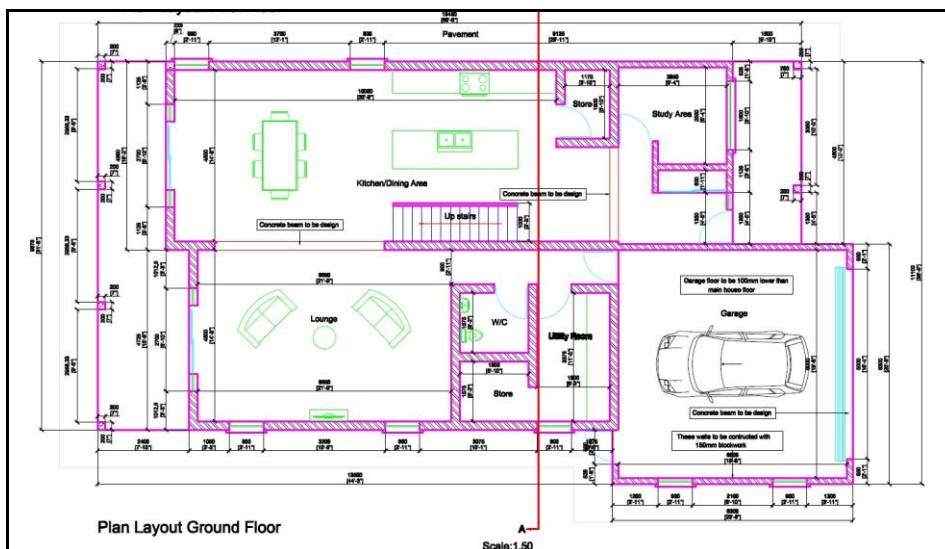


Diagram 5: Ground Floor Layout



The structure proposed is a two storey, three bedroom dwelling, with a garage, study and veranda as single storey on either side of the two storey. The interior design reflects a modern, spacious three bedroom home with a large open plan living space.

Diagram 6: First Floor Layout

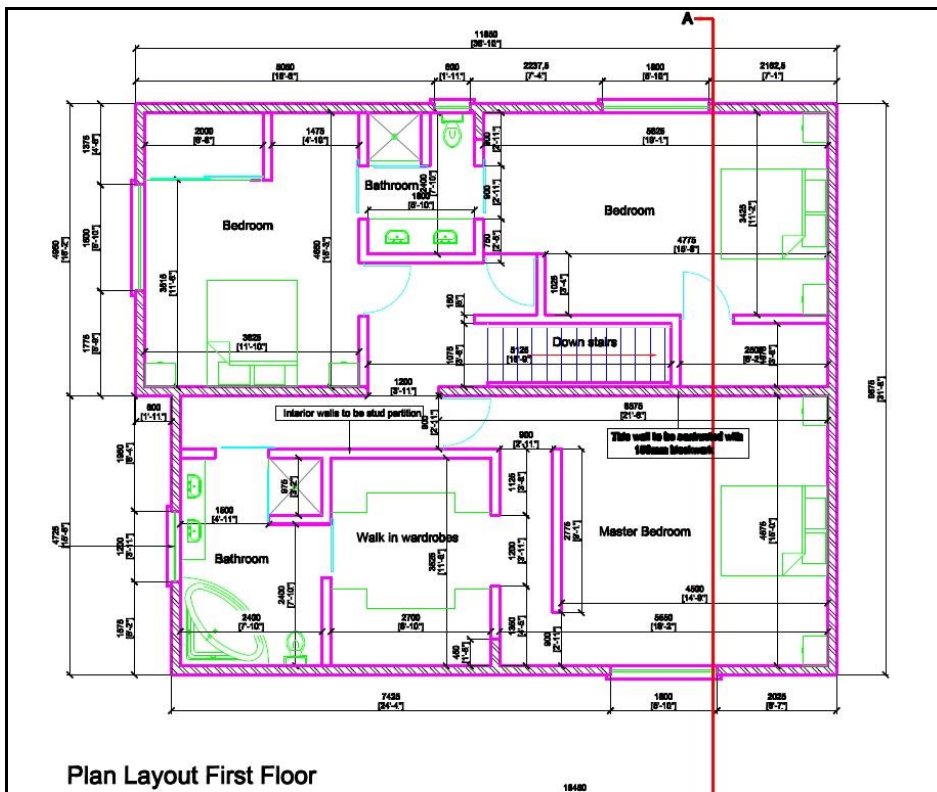
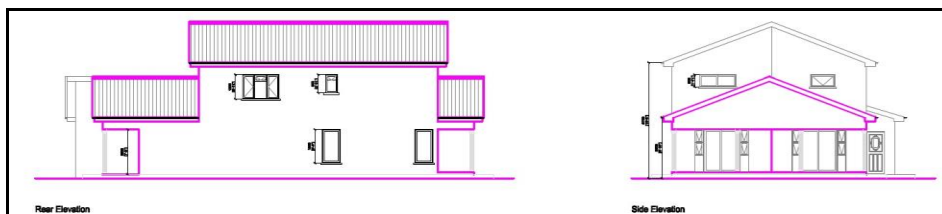
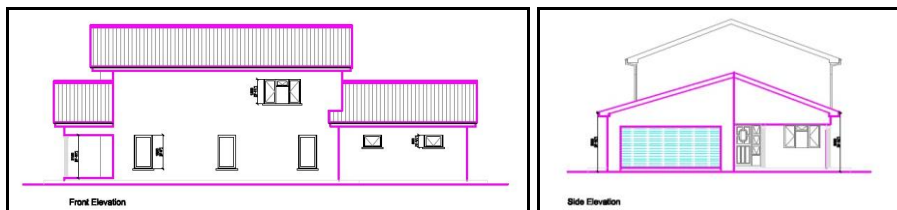


Diagram 7: Elevations



Diagrams 8 & 9: Elevations



REPRESENTATIONS

No representations were received

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

The revised design of this development application was as a result of discussions between the Planning Office and the applicant. The redesign features makes best use of the land, avoiding unnecessary road and site excavations and subsequent scarring of the hill side. It cuts out unsightly and unnecessary embankments and soil spill that would render a great percentage of the land around the house as unusable for future development or landscaping. The revised shortened access onto the property follows the natural contour of the land and eliminates the need for additional retaining of the proposed drive way and subsequent soil spill.

While excavation into the landscape is not encouraged, the embankment should be, as far as possible be kept at a height not exceeding 3 metres to be compliance 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.”* In this instance, to reach the ground level on the site, with more acceptable site layout by reducing the length of the access road within the site, the excavated bank in one corner is around 4m. Given the layout that has been achieved it is considered a more acceptable compromise,

There are concerns about some of the window sizes whether it meets the building regulations in regard to light and ventilation compared to room areas, this will be addressed under the building regulation application. However these do appear to be acceptable.

Overall the development complies with the housing policy H.9 and IZ1(a) and creates an appearance that is acceptable in terms of siting, scale and orientation and therefore can be supported.