

Planning Officer's Report – LDCA OCTOBER 2021

APPLICATION	2021/56 – Demolition of Existing House & Construction of a 2 Bedroom Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	27 th July 2021
APPLICANT	Annalea Beard
PARCEL	SBE0106
SIZE	0.51 acres (1946m ²)
LOCALITY	Long Range, Upper Rock Rose, Sandy Bay
ZONE	Coastal
CONSERVATION AREA	None
CURRENT USE	Vacant Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 29th July 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	12 th August 2021
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

- | | |
|------------------------------------|---|
| 1. Sewage & Water Division | No Objection |
| 2. Energy Division | No Objection – Request required to disconnect electrical service before demolition of building. |
| 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 Objection |

9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	No Response
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 application site is situated within an area known as Long Range, Upper Rock Rose at Sandy Bay. It is an isolated portion of land located within a remote area of Sandy Bay, where the plot is designated within the Coastal Zone.

Diagram 1: Location Plan



THE PROPOSAL

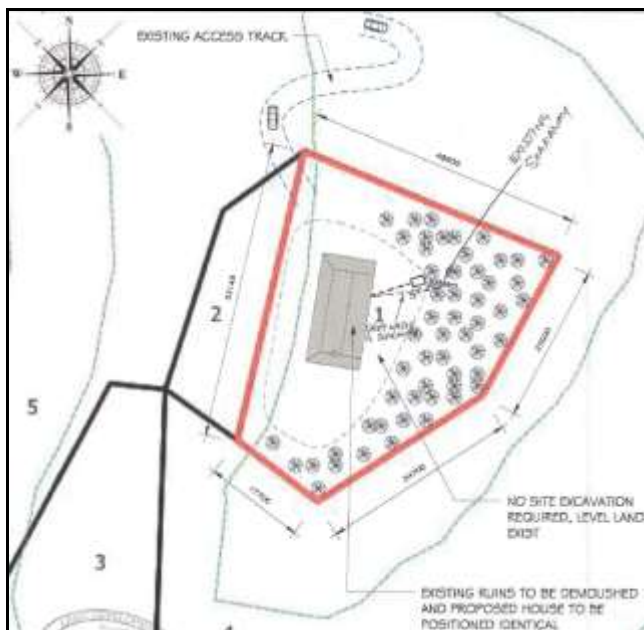
The plot measures approximately 1946m². Currently there is an existing house that is vacant, which has deteriorated over the years. It has been determined from a structural survey that the condition of the building is beyond repair, therefore the applicant has proposed to demolish the house.

Diagram 2: House to be demolished



The existing house is made from a mix of stone with blockwork extensions carried out over the years. It is proposed to build a new dwelling in the same location as the current building. Access to this plot is from the main road at the junction of Rock Rose, where a single dirt track spans approximately 800m from the junction to the site. The dwelling proposed is a single storey building, which will have a footprint of approximately 157m².

Diagram 3: Site Plan

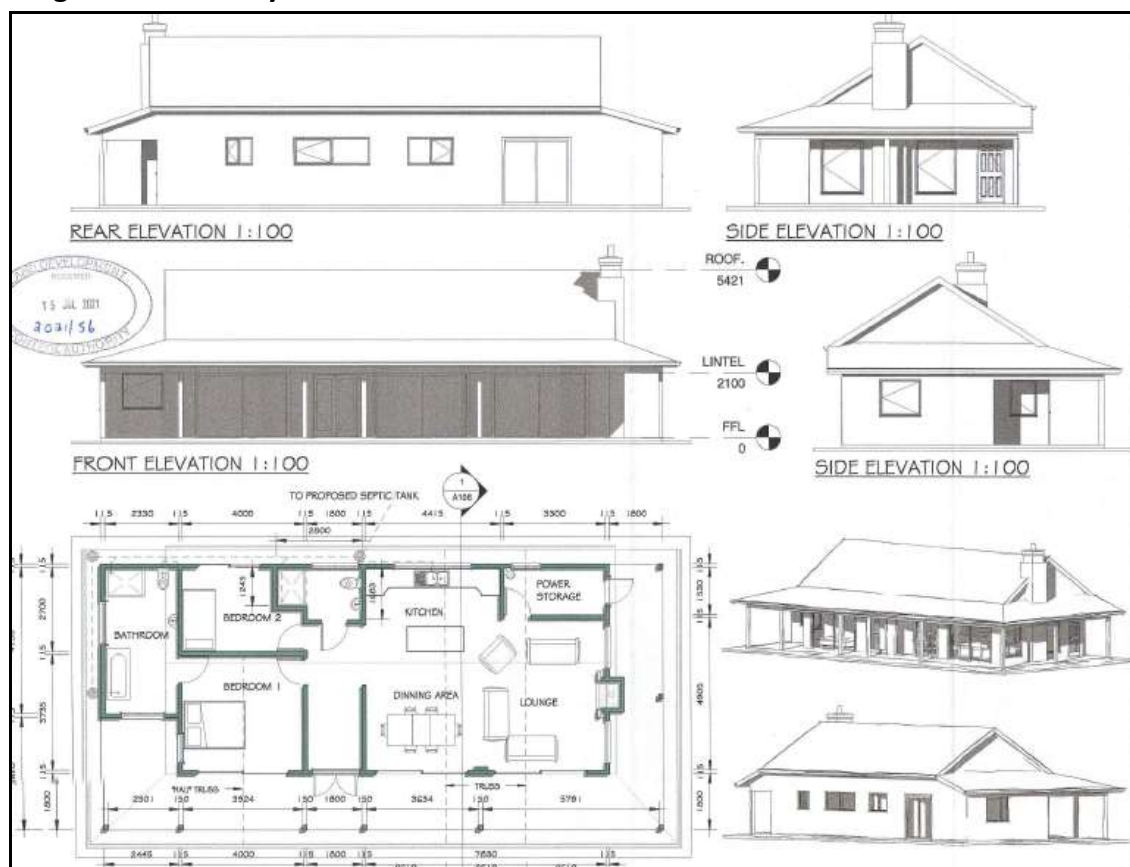


The floor layout will comprise an open planned kitchen, dining and lounge area, shared bathroom, two bedrooms with the master bedroom having an en-suite, and a power storage room. An open verandah will wrap around the front and side of the

building. The roof will be of gable design, where the verandah will be of a lean-to design. The external walls will be made from concrete blockwork.

In terms of services, there is an existing water supply in the area. The developer is proposing an off the grid photovoltaic system, where the panels will be installed on the roof. Although no indication has been given in terms of the layout of the panels on the roofscape, this would not be a concern as it is not affected by any designation. Sewage is proposed into a septic tank and existing soakaway system.

Diagram 4: Floor Layout & Elevations



STAKEHOLDER CONSULTATION

Comments was been received from Environment Management Division, which queried the type of renewable energy that is being proposed and whether any original material from the demolition would be reused in the reconstruction and in such a case these be stored appropriately and securely until such time or not being used, they should be disposed of at the Horse Point Landfill Site.

Officers Response – A condition will be added should development permission be granted that materials are reused on the reconstruction or disposed of at the landfill site.

REPRESENTATION

No representations was received from the public.

POLICY CONSIDERATION

The proposed development is assessed against the LDCP Policies set out below:

- Coastal Zone: Policies CZ1 & CZ.3
- 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 development itself is situated within a remote and peaceful location, where it boasts panoramic views overlooking the southern coastline of the island. The topography of the land is steep with the current house situated on the crest of the hill. It is evident from a site visit and the photographs submitted with the development application, that the building needs to be demolished as it is beyond economic repair and refurbishment to meet current building standards.

Considering the policies, CZ.3 e) which states that: where development is not within 250m of the shore, it should be sited as such that it has land at least 10m higher than the development on at least two sides of it within a distance of 250m. Due to the location, topography and space available, it is not possible to have land 10m above the development anywhere within the property boundary. As the development is not sited any different to the house intended for demolition; this location is considered acceptable. The development will not be visible from any existing building in the area, where the proposal shares similar design characteristics with the existing house, such as roof style and footprint.

There is currently a means for dealing with the sewerage and connection of water supply, the only service concern would be in obtaining electricity connection due to the distance from the nearest available supply grid. The electricity from the main grid would require a significant length of line and poles for a distance of approximately 500m, therefore the applicant has proposed to use photovoltaic panels. This will eliminate any visual impact poles or lines would have on the landscape. There is an existing track to the property, however to ensure safe vehicular access the double hairpin is relatively steep and would need surfacing.

Overall the development will not detract from amenity of the area within the Coastal Zone, and therefore can be supported.