

## Planning Officer's Report – LDCA OCTOBER 2021

<b>APPLICATION</b>	<b>2021/59</b> – Proposed two bedroom dwelling
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	27 <sup>th</sup> July 2021
<b>APPLICANT</b>	Emma Peters
<b>PARCEL</b>	SCOT0473
<b>SIZE</b>	0.08 acres (355m <sup>2</sup> )
<b>LOCALITY</b>	Upper Cleughs Plain (Scotland Registration Section)
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant private land
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper on 29<sup>th</sup> July 2021</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	16 <sup>th</sup> August 2021
<b>REPRESENTATIONS</b>	None
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection (See representations for comments)
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Objection
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	Objection (See representations for comments)
14. Heritage Society	No Response

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

The application development site is situated on privately owned land that is currently used for vehicle storage. The site is designated within the Intermediate Zone and not within any proposed conservation area.

**Diagram 1: Location Plan**



### THE EXISTING

The site have been excavated to allow for a level platform with sufficient area for the proposed development. It has an existing access of the main residential road leading to upper Cleugh's Plain. The site is located under overhead cables both electrical and telecoms. The front embankment of the site doubles as the rear embankment to development application 2021/58. A metal cladded garage/shed also occupies a section of the site.

**Diagram 2: Image of the existing excavated Land**



**Diagram 3: Image of the existing embankment at the front**



**Diagram 4: Image of the existing embankment at the front**





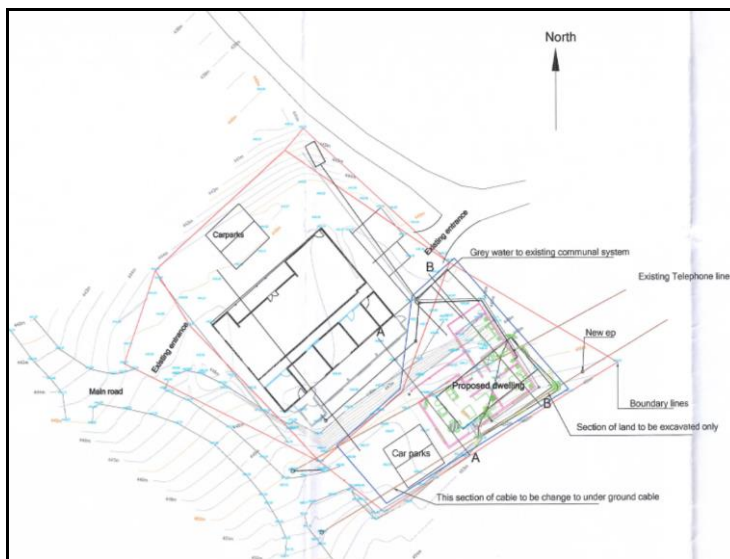
## THE PROPOSAL

Overhead electrical cables are proposed to be repositioned to run underground, the applicant will be required to form agreements with the relevant stake holders to ensure safe relocations.

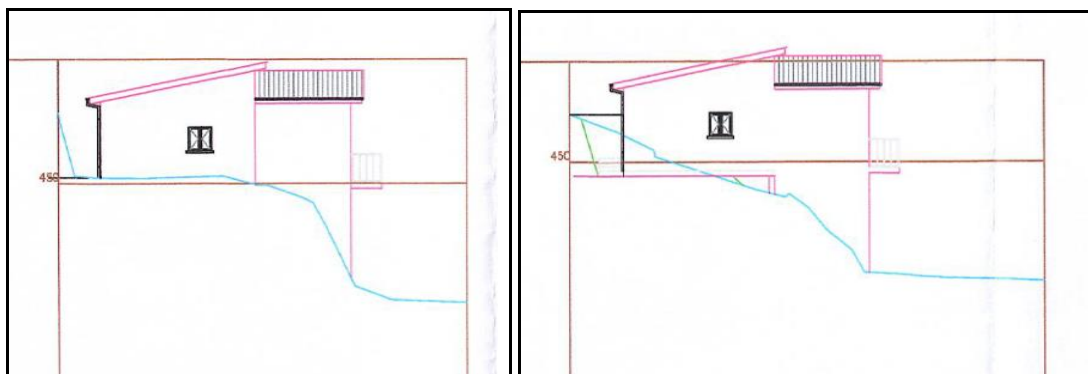
Drainage is proposed to be connected to the septic tank on the site below, dimensions of tank and system are adequate for both properties but will need to be approved under building regulations application.

The front section of the east side of the building is proposed to be constructed below the level platform which will create a stable structure.

**Diagram 3: Site Plan**



**Diagrams 4 & 5: Site Sections**



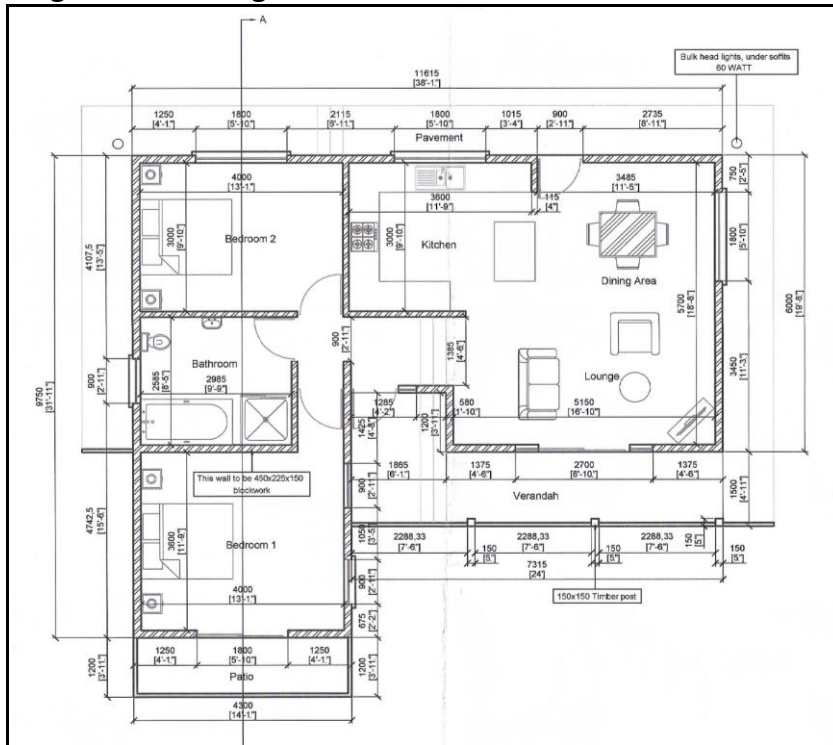
The structure proposed is a single story, L shape, two bedroom new build. The interior design reflects a simple two bedroom home with an open plan living area, small balcony and verandah. While it is a single story there is a step up step down through the middle of the house that is a difference of approximately 500mm.

Because the house is proposed to be built on existing excavated land a section of the structure is designed to be constructed below the front embankment, this will ensure best support to that part of the building.

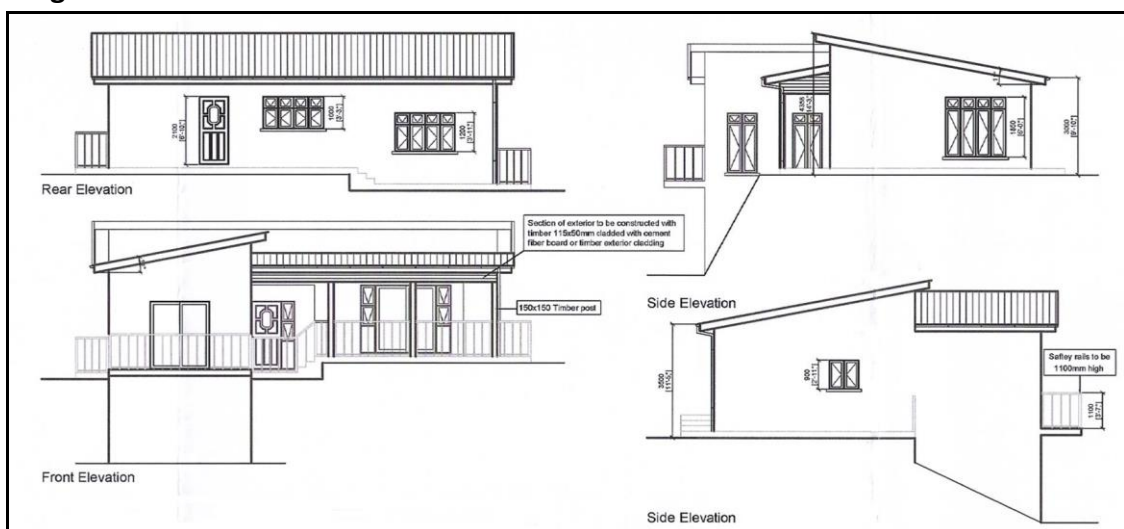
The house will be constructed from traditional concrete blockwork with reinforced concrete sections where necessary.

The exterior features 3 different height mono pitched roofs which adds character to the structure and allows for a design that is dissimilar to surrounding buildings but doesn't create an appearance that is out of character.

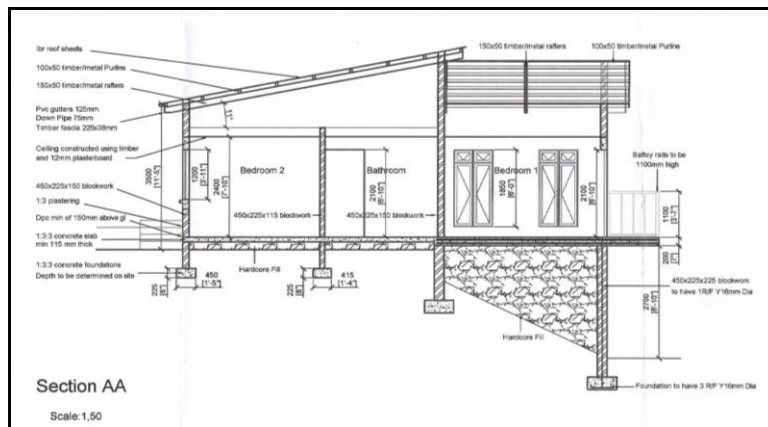
**Diagram 6: Building Plan**



**Diagram 7: Elevations**



**Diagram 8: Section Detail**



## REPRESENTATIONS

**Sure South Atlantic Ltd:** Major telecoms cable crossing the area of the proposed property. Not advisable to build under this cable.

A telecoms pole is within the excavation area. Do not excavate within 3 metres of telecoms pole. If the Applicant requires the telecoms pole and cable to be relocated, or to install underground as planned for electrical cables, please contact Sure SA Ltd. for further information.

**Officers Response:** This will be conditioned to advise the applicant that before any development takes place, they are to consult with Sure South Atlantic Ltd to determine if lines and pole need to be relocated. Copy of the correspondence will need to be submitted to the chief planning officer for record purposes.

**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. An appropriately worded conditions would be required 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 and to ensure that the access road joining the main road is suitably surface so the existing road edging doesn't get damage, and also to install drainage as stated. The access road spurs also need to be maintained by the Applicant. The Road Section request that the applicant addresses the road safety issues in respect of the access road.

**Officers Response:** The points raised by the Roads Section will be conditioned. The access road leading of the main road to this site exist already but will be conditioned

as to ensure that it surfaced to meet the requirement of the Road Section and to consult them on the road safety where alignment of the access needs to be improved for visibility purposes.

## **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**

This development is adjacent to and sits above the proposed development (Application: 2021/58) and therefore should be considered with regard to its appearance in relationship with the development on the adjoin site.

The 3 different height mono pitched roofs on this development creates character and allows for a design that is somewhat different to surrounding buildings but forms a coherence with the proposed development below. There is concern regarding overlooking and privacy, which cannot be overcome due to site levels. As this development is within the family members, as with development application 2021/58, arising through sub-division of site and through urban intensification in some parts of the Island, an element of overlooking will arise and this is accepted within this form of development.

There are concerns surrounding the existing crumbling embankment to the front of this development that is proposed to be retained under development application 2021/58, it is the planning officers view that the existing embankment to the front be excavated further to allow the entire front wall of the house is built and supported from the lower level. This will be brought to the attention of building control and dealt with under the building regulation application.

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