

Planning Officer's Report – LDCA NOVEMBER 2021

APPLICATION	2021/67 – Construction of 3 x 1 Bedroom Dwelling Units
PERMISSION SOUGHT	Permission in Full
REGISTERED	12 th August 2021
APPLICANT	Nicholas Yon
PARCEL	LWS0009
SIZE	0.23 acres (921m ²)
LOCALITY	Longwood Avenue
ZONE	Intermediate
CONSERVATION AREA	Longwood Conservation Area
CURRENT USE	Existing Shop & House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 13th August 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	27 th August 2021
REPRESENTATIONS	One received from neighbour
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
5. Property Division	No Response
6. Environmental Management	No Objection
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. Sustainable Development	No Response

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| 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 along Longwood Avenue, where there is currently an existing shop known as ‘Shanicars’ along with an existing house on the plot of land. The site is designated within the Intermediate Zone and Longwood Conservation Area.

Diagram 1: Location Plan



THE PROPOSAL

The plot is of a modest size and forms part of a linear development on the southern side of the Avenue. There is existing vehicular access onto the property from the main road, where parking spaces are available. The proposal is to construct three units of one bedroom accommodation. The building has been proposed on the southern end of the plot, in close proximity to the eastern boundary line. No excavation is intended to be undertaken with the southern end of the building to be built up to meet with the existing ground level at the northern end of the building. Due to the difference in ground level, the applicant has proposed a railing system to ensure safety for users of the building.

All three units will consist of a similar layout with an open planned kitchen, dining area, with bedroom and en-suite. The building will be constructed using concrete blockwork and roof coverings made from IBR sheeting. Sewage and grey water will be connected into the communal system via the existing manhole on-site. Rainwater has been proposed to a water storage tank.

Diagram 2: Site Plan



Diagram 3: Floor Layout

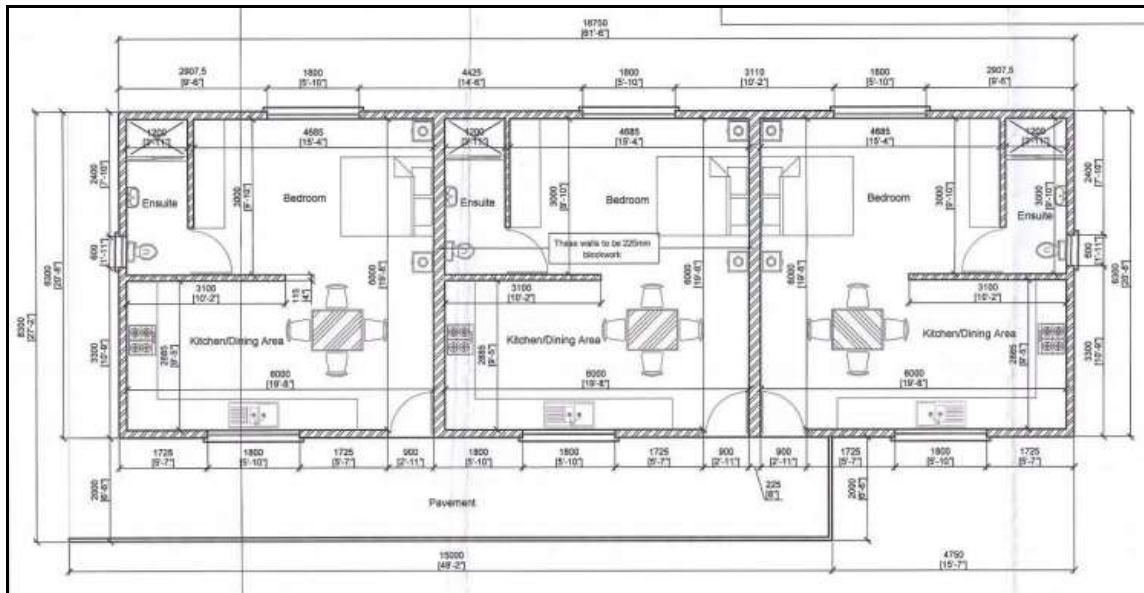
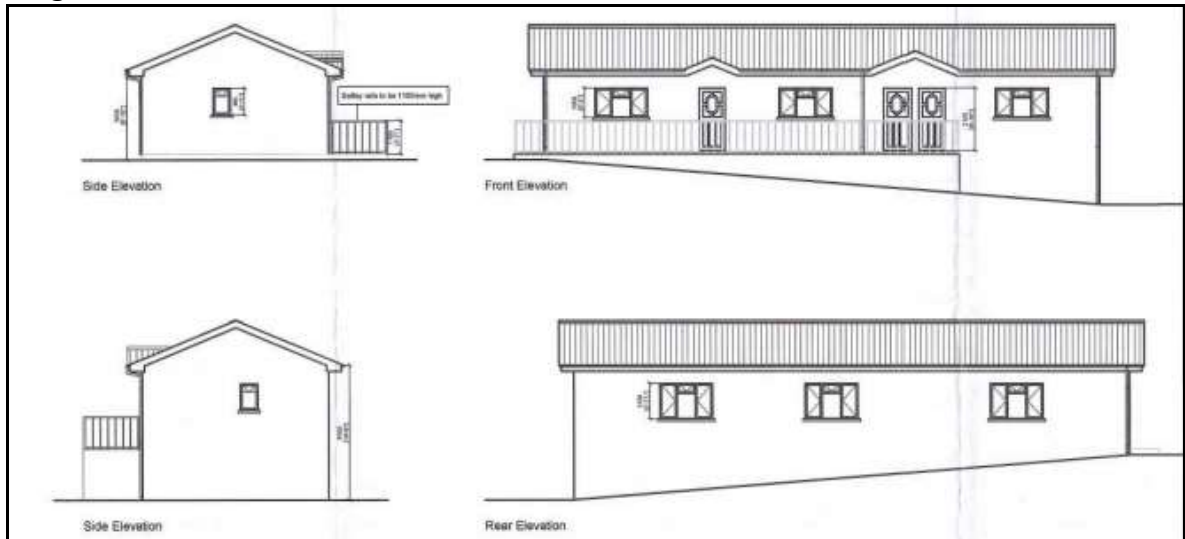


Diagram 4: Elevations



REPRESENTATIONS

No comments were received from stakeholders regarding this application; however, a query was sent in from a neighbouring property with regards to how the developer intended on managing storm water, due to themselves experiencing water coming through onto their property from existing development.

Officers Response: Unfortunately for the neighbour, due to his property being at a lower elevation in comparison to this development, inevitably water run-off will reach their land even with the applicant managing storm water on his own property. In respect of this application, we would not want to permit development that would exacerbate a current issue therefore it would be recommended that the overflow from the water storage tank is piped towards the Avenue. A condition to this effect will be added should the application be granted.

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
- Built Heritage BH1c)

OFFICER'S ASSESSMENT

The proposal consists of providing three units of single person accommodation. The area is built up with mixed-use residential and commercial development. Although the

development is within the Longwood Conservation Area, the proposal will be situated as such that it is not easily visible from Longwood Avenue, therefore will not form part of the streetscape.

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 buildings design and footprint fits with the topography of the land, with no excavation being undertaken. Its design appearance with a gable roof forms a coherence with surrounding properties.

Scale and Massing: being a single story building, its physical attributes similar to the other buildings in the area to match height, shape and bulk does not overly dominate even in this enclosed space.

Materials and Detailing: The building features such as windows, doors and external materials are similar to those on existing development in the area, as well as the proposal having proportionate and symmetrical features that does not compromise the amenity.