

## Planning Officer's Report – LDCA OCTOBER 2021

<b>APPLICATION</b>	2021/71 – Construction of a 3 Bedroom Dwelling
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	26 <sup>th</sup> August 2021
<b>APPLICANT</b>	Samara Isaac
<b>PARCEL</b>	LWN0308
<b>SIZE</b>	0.2 acres (826m <sup>2</sup> )
<b>LOCALITY</b>	near St Marks Church, Longwood
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant Crown Land
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper on 26<sup>th</sup> August 2021</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	9 <sup>th</sup> September 2021
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Response
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 Response
9. St Helena Police Services	Not Consulted

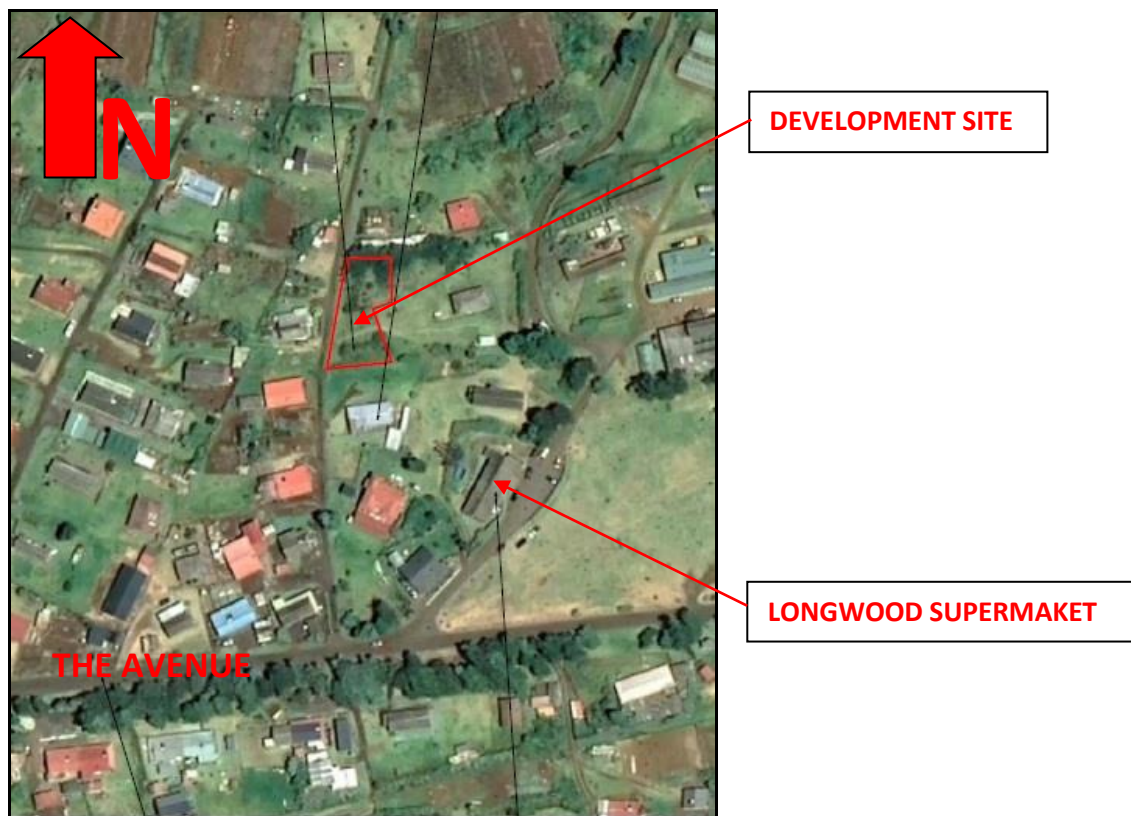
10. Aerodrome Safe Guarding	No Response
11. Sustainable Development	No Objection (Comment: The SD team supports home ownership, and cannot see a problem with the development of the proposed site.)
12. National Trust	No Response
13. Sure SA Ltd	No Objection (See representations for comments)
14. Heritage Society	No Response

**B. PLANNING OFFICER'S APPRAISAL**

**LOCALITY & ZONING**

The application site is situated on vacant crown land north of Longwood Avenue, adjacent to and east of the residential access road. The plot is designated within the Intermediate Zone and not within any proposed conservation area.

**Diagram 1: Location Plan**



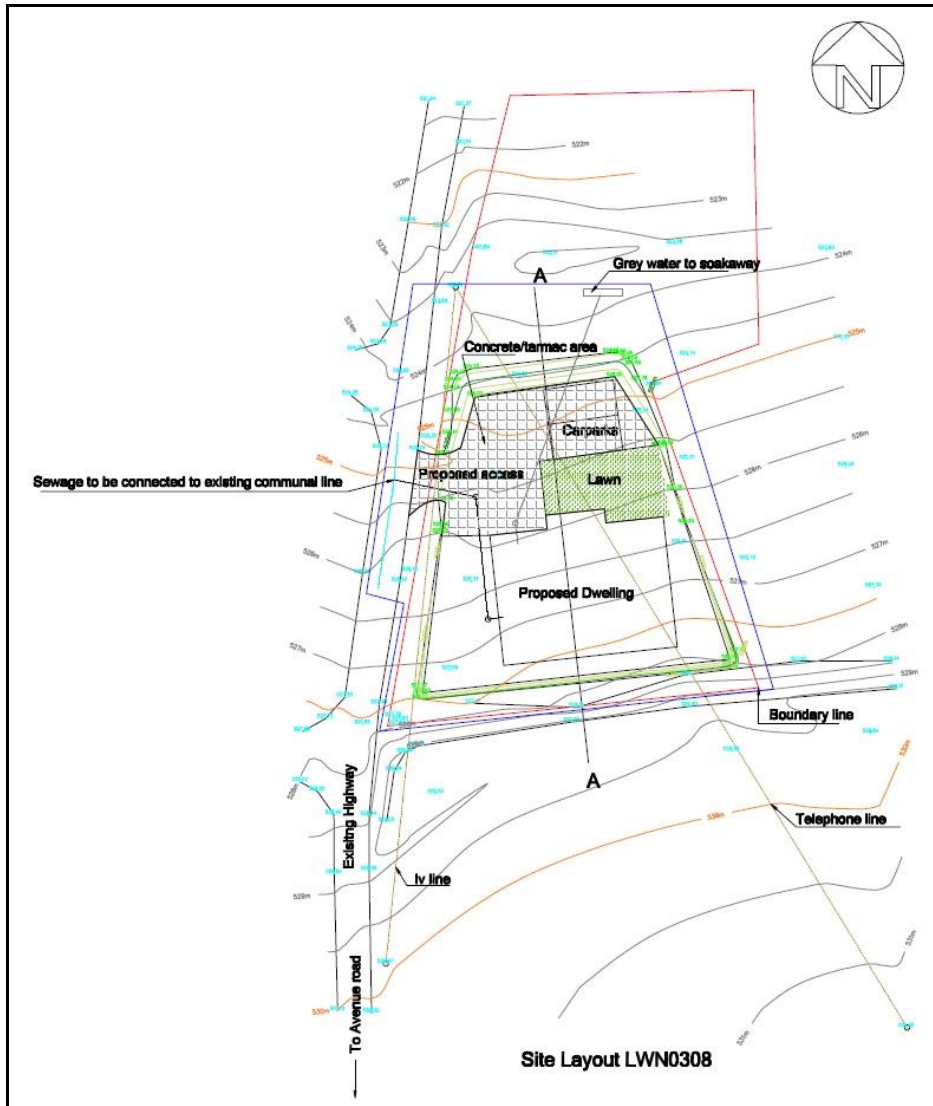
**THE PROPOSAL**

Traditional site excavation is proposed. The land is naturally sloped at 10 degrees, which allows the proposed excavation to create an embankment height at the rear of the development of approximately 1.9 metres at the highest point.

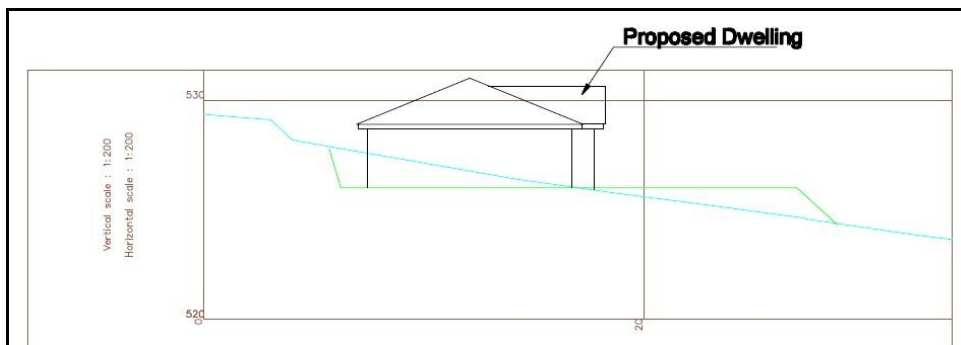
The soil spill placement on the site as a result of the excavation will be placed to the north of the excavated area and well within the development boundary, the minimal soil spill will not require retaining.

All sewerage will be connected to the existing communal system.

**Diagram 2: Site Plan**



**Diagram 3: Site Cross Section A-A**

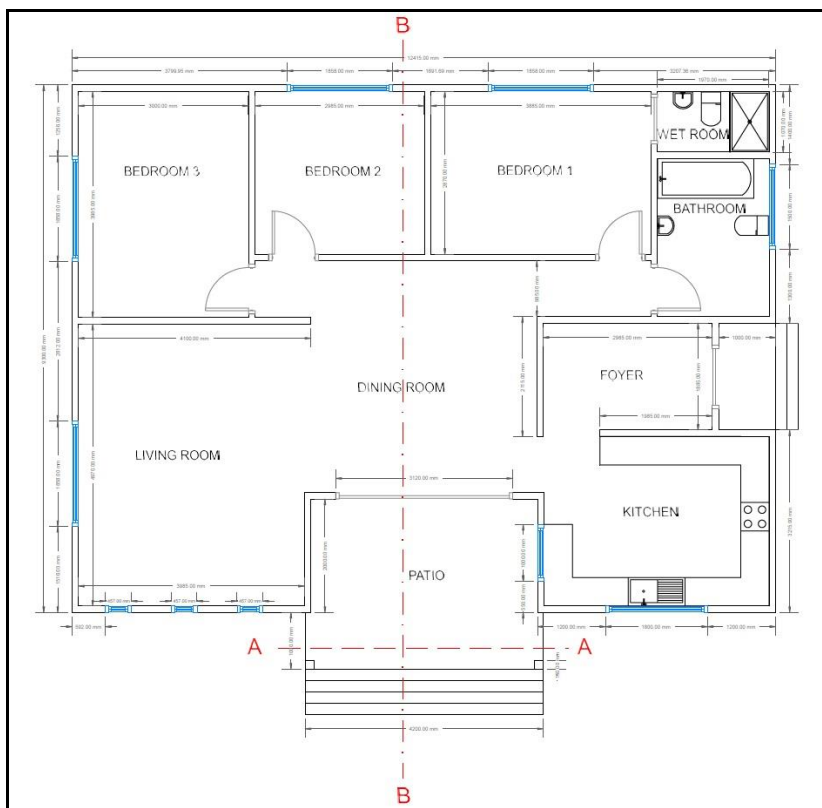


The proposed building design is for a three bedroom bungalow with an open plan living area that leads to an entrance foyer. A small patio sits protruding at the front of the building with the roof creating a gable and valleys to the main roof.

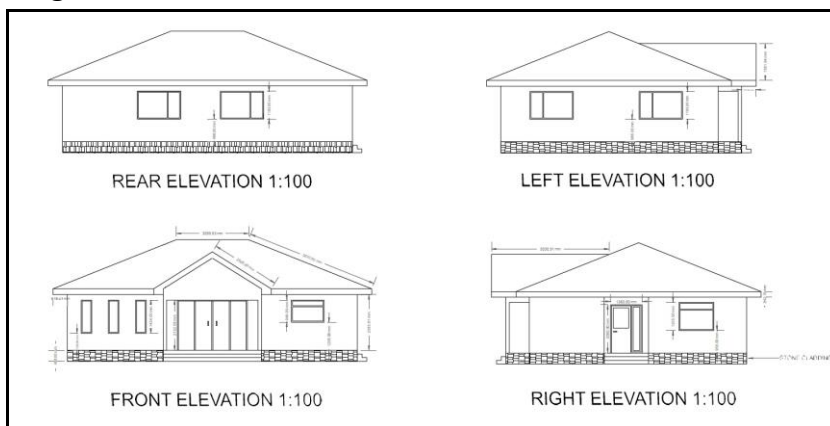
It is proposed to raise the front of the house to allow a stepped entrance into the covered patio. This reduces the height of the excavated embankment at the rear and allows the house additional elevation. The external facing of the built up section of wall under the floor slab is proposed to be stone cladded around the entire house. The house will be constructed from traditional concrete blockwork.

The form and appearance is a traditional bungalow design with a dual pitched roof with an additional gable feature at the front that adds an aspect of character.

**Diagram 4: Building Plan**



**Diagram 5: Elevations**



## STAKEHOLDER CONSULTATION

**Roads Section** advises that:

- the applicant is to be fully responsible for any storm water flowing from the existing public road onto the property and should also bear the cost of installing drains as appropriate;
- an appropriately worded conditions should be included for the development permission to ensure that the applicant will 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;
- ensure the access road joining the main road is suitably surface so the existing road and the edging doesn't get damage;
- install drainage as stated above and the access road spurs will need to be maintained by the Applicant; and
- the applicant should also address any Road safety issues in respect of the access onto the highway.

**Officers Response:** The points raised by the Roads Section can also addressed with appropriately worded conditions on the grant of development permission that the applicant will need to have discharged during the construction of the development.

**Sure South Atlantic Ltd** advise that and raise awareness of the overhead cables near the proposed access to the site and an overhead telephone cable is also crossing the site and if the Applicant requires the telecoms cables to be relocated then the applicant should contact the company for further information.

**Officers Response:** This will be conditioned to advise the applicant that before any development takes place, they should consult with Sure South Atlantic Ltd to determine if cables need to be relocated and a copy of the correspondence should be submitted to the chief planning officer for record purposes and ensure compliance with the condition.

## 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**

Considering the impact of the development against the policies, this proposal will not detract from or affect the amenity of the area.

The development creates an appearance that is acceptable in terms of:

- Siting & Orientation: the development is adjacent to similar neighbouring properties all facing relatively in the northerly direction and the building's footprint fits with the topography of the land, therefore not creating extreme embankments.
- Scale and Massing: The bungalow's physical design attributes such as height, shape and bulk does not overly dominate or compromise the area and is consistent with surrounding properties.
- Materials and Detailing: the traditional and durable build materials of this development are proposed and the building design details and form is coherent with the properties in the surrounding area.

The development complies with the policies as stipulated above, and therefore can be supported.