

Planning Officer's Report – LDCA FEBRUARY 2022

APPLICATION	2021/45 – Proposed Construction of a 3 Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	17 th June 2021
APPLICANT	Marjorie & David Harding
PARCEL	BG0142
SIZE	1.04 acres (4238m ²)
LOCALITY	Nr Head O'Wain, Blue Hill
ZONE	Green Heartland
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 18th June 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	2 nd July 2021
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Response
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection
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 Response
12. National Trust	No Response

13. Sure SA Ltd

No Objection - Comments

14. Heritage Society

Objection - Comments

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is situated within the Head O'Wain area of Blue Hill, south west of the former clinic on the upper side of the main road. This plot in particular is designated within the Green Heartland zone after the LDCP was adopted in 2012. The plot is relatively large in size measuring just over an acre and is currently vacant. The area is forested with significant amount of vegetation.

The LDCP Review Working Group responsible for reviewing and updating the LDCP 2012 has been evaluating issues related to the re-defined boundaries that was adopted for the Green Heartland. This has resulted in a number of land owners being affected by the boundary re-alignments, where some landowners was never made aware of the changes. As an outcome of this review, the LDCP Review Working Group has resolved that those landowners, who has purchased land prior to 2012 in the Intermediate zone, now in the Green Heartland zone, should be exempt from the Green Heartland zone policy to enable developers to build their residential property.

Diagram 1: Location Plan

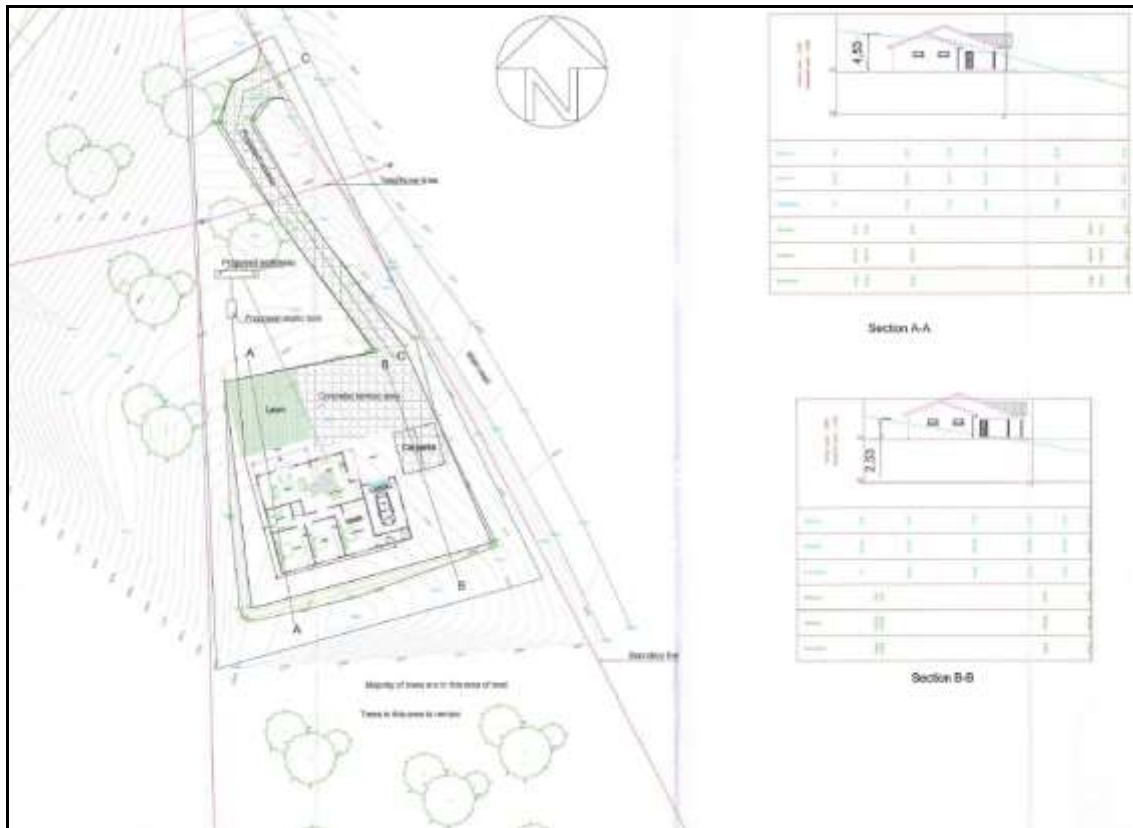


THE PROPOSAL

Access to the site will be formed from the main road, which leads towards Horse Pasture, to the east of the plot, resulting in a driveway measuring a length of 42m. The initial submission consisted of platform measuring approximately 29m x 26m with an embankment height of 4.5m at its steepest point.

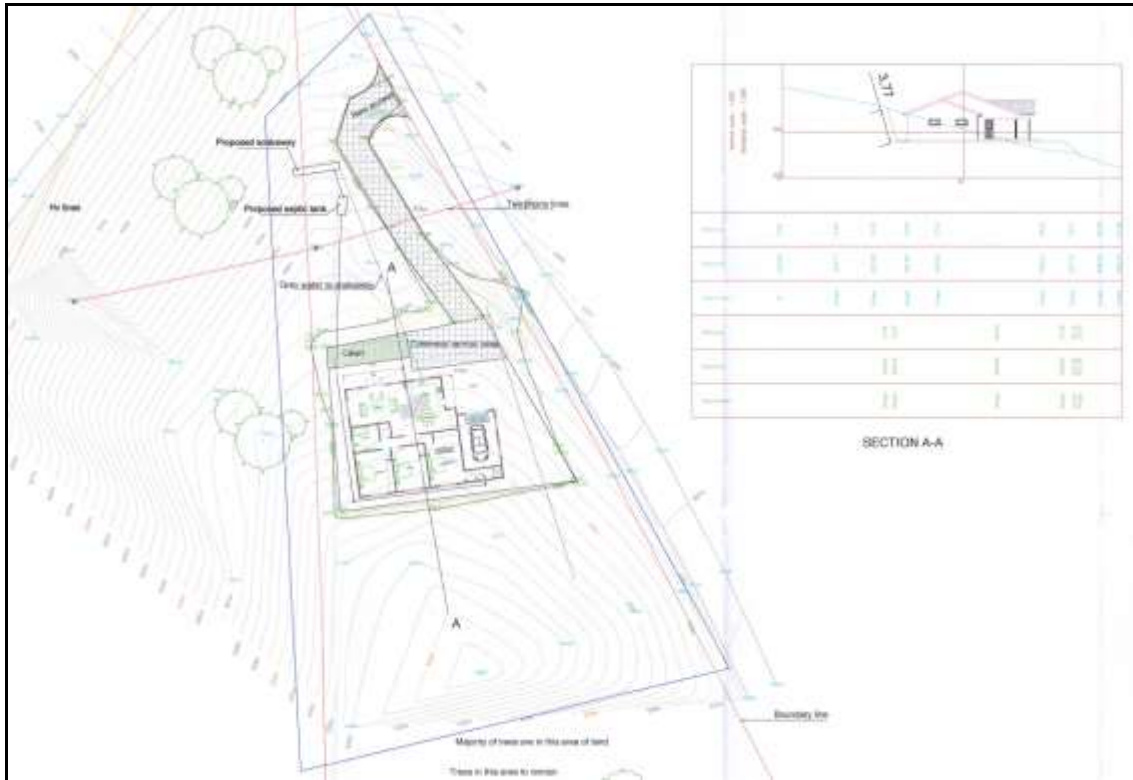
The proposed dwelling will have a footprint of approximately 192m², resulting in a plot coverage of 5%. The dwelling will be positioned on south western side of the platform.

Diagram 2: Site Plan – Initial Submission



Following an assessment made by the Planning Officers of the proposal, it was determined that this development would cause unnecessary scarring of the landscape, particularly with the steep embankment behind the property and long driveway to the site platform. It was put forward to the applicant to consider shifting the site further north, which would result in a shorter driveway and a lower embankment behind the property without having to change the house design. In discussions with the applicant and their draughtsmen this was carried out, where we now have received an amended site plan to this effect.

Diagram 3: Site Plan - Amended



The site platform has now been reduced and measures approximately 25m x 18m with an embankment height of 3.5m vertically at the steepest point. In terms of building, the floor layout will comprise an open planned kitchen, dining and lounge area, open verandah, bathroom, WC, two bedrooms, master bedroom with en-suite, and single garage.

Diagram 4: Floor Layout

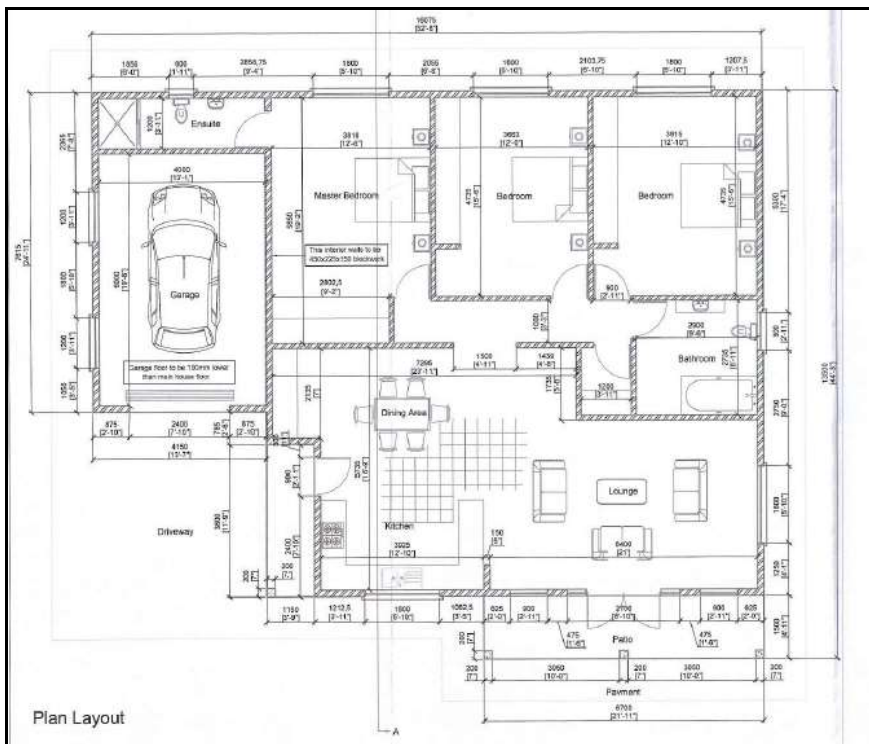


Diagram 5: Elevations



The roof will be of a gable design covered in IBR sheeting, and the external walls constructed out of concrete blockwork. In terms of the sewerage, this will be connected into a septic tank soakaway system.

STAKEHOLDER FEEDBACK

There was comments received from two stakeholders, Sure SA Ltd and the Heritage Society.

Sure SA Ltd – ‘When excavating the access road and using large vehicles in the area, please be aware of the overhead Telecom cables crossing the proposed access road.’

Officers Response – This is something that can be added as an advisory pending the application is approved.

Heritage Society – ‘The Heritage Society objects to this application as it is contrary to Green Heartland Zone policies in particular primary policy GH1 that “There will be a presumption in favour of retaining the undeveloped nature of the Green Heartland [...]” and also implementation policy GH3 that, “[...] permission will not be granted in the Green Heartland for development which includes the creation of sleeping or catering facilities or new dwellings [...]”.

A similar application (2019/100) for a house on the opposite side of the road was decided by ExCo on 2nd June 2020. ExCo stated that the site should first be excised from the Green Heartland Zone in accordance with due process before development permission can be considered.’

POLICY CONSIDERATION

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

- Green Heartland: Policies GH1, GH3, GH5 & GH6
- 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 siting and orientation of this proposal has been dictated by the site conditions, based upon the topography of the land and arrangements for access onto the plot. The initial large platform, long driveway and steep embankment has been reduced with the amended site, complying with the request from the officers.

The principle elevation will be north facing similar to the property to the south.

The dwelling is a standard bungalow, which shares characteristics of development in the area, being the detailing such as roof style, window design, and materials. The appearance can be considered acceptable as the features are symmetrical, and uniformed, which does not detract from quality of the design.

Considering the impact of the development, this proposal will not detract from amenity of the area, as well as the use is consistent with the development being established in the area.

This proposed development is not supported by the Green Heartland Policies of the LDCP. The LDCP Review Working Group is minded to make exemptions in the emerging LDCP to those land owners, who prior to 2012, was affected by the Green Heartland boundary change, purchased land in the Intermediate zone to build their house. In view of this decision by the LDCP Review Working Group that affords exemption in the emerging LDCP 2022, where land owners can provide proof of land ownership prior to 2012 will be permitted to build a single house on said portion of land. This is considered as material consideration to the Green Heartland Policies of the current 2012 LDCP, and therefore development permission should be granted for a residential property in respect of this development application.