

Planning Officer's Report - LDCA JUNE 2022

APPLICATION	2022/22 – Proposed Construction of a 2 Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	21 st April 2022
APPLICANT	Melvyn Nandy
PARCEL	SCOT0653
LOCALITY	Upper Cleughs Plain, St Pauls
LAND OWNER	Crown Estates
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 21st April 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	5 th May 2022
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Objection (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	Not Consulted
11. Sustainable Development	No Response
12. National Trust	No Objection

13. Sure SA Ltd
14. Heritage Society

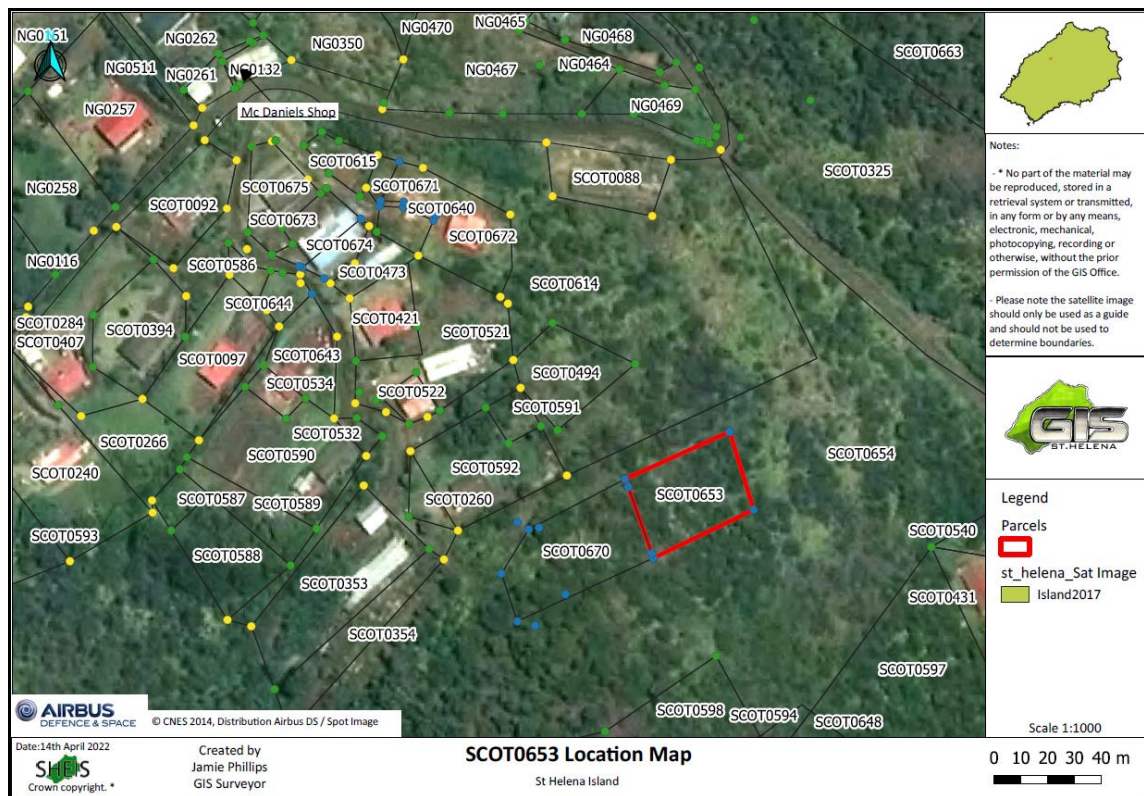
No Objection
No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The proposed development site is within the Upper Cleughs Plain area of St Pauls, where the plot is designated within Intermediate Zone, and is situated approximately 200m south east of McDaniel's Shop.

Diagram 1: Location Plan



EXISTING

The plot itself is one which was advertised by Crown Estates for residential development within this highly sought after area. The land consists of a vegetation and slopes from south to north with a relatively steep gradient. The neighbouring land parcel SCOT0670 was granted development permission for construction of a three bedroom dwelling in August 2021.

PROPOSED

The developer proposes to form an access track from the existing track to the west, which then will traverse onto the plot. It would be difficult to carry out cut and fill operations within the scope of the policy, therefore a house design incorporating stilts has been proposed. The positioning of the site platform and dwelling has been

designed and orientated to work with the contour of the land as best as possible, where two level platforms has been proposed, which will measure approximately 3m each in height. The top platform will be cut with a vertical slope and then retained with a stone wall. The lower platform will allow for vehicular access and ease for constructing the foundations for the stilts and septic tank, soakaway system.

Diagram 2: Site Plan

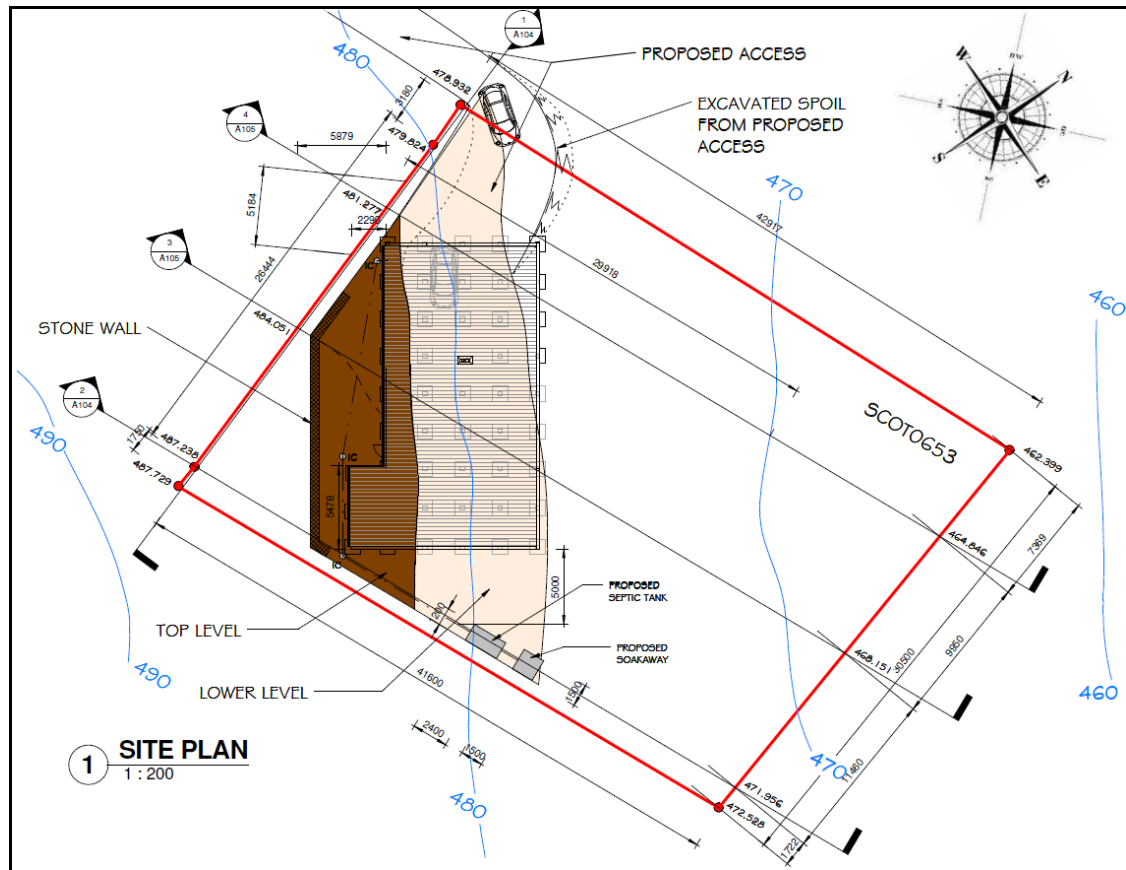


Diagram 3: Site Section 1

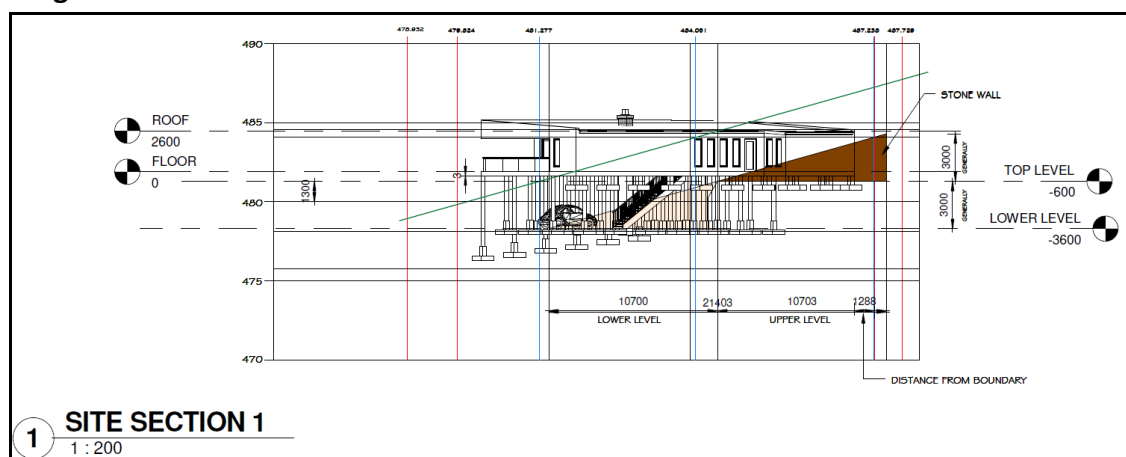


Diagram 4: Site Section 2

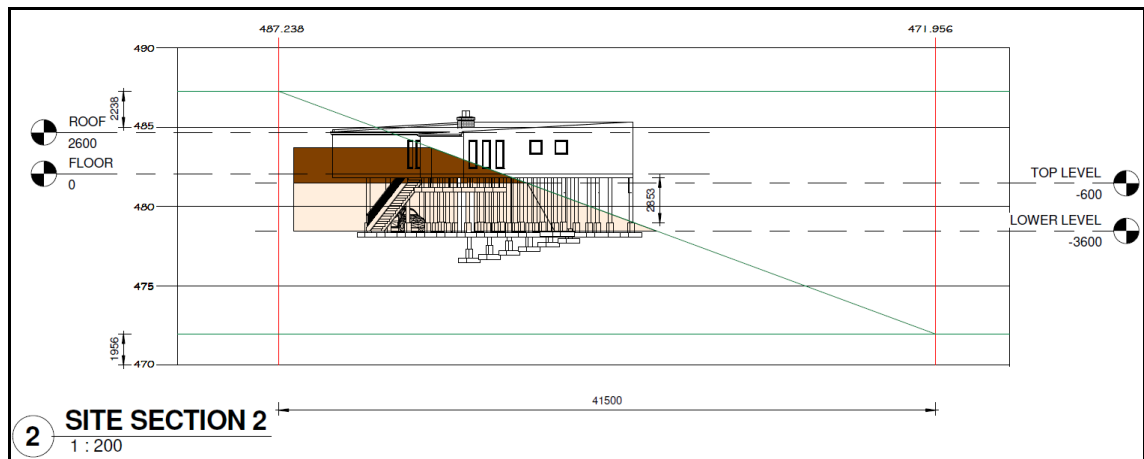
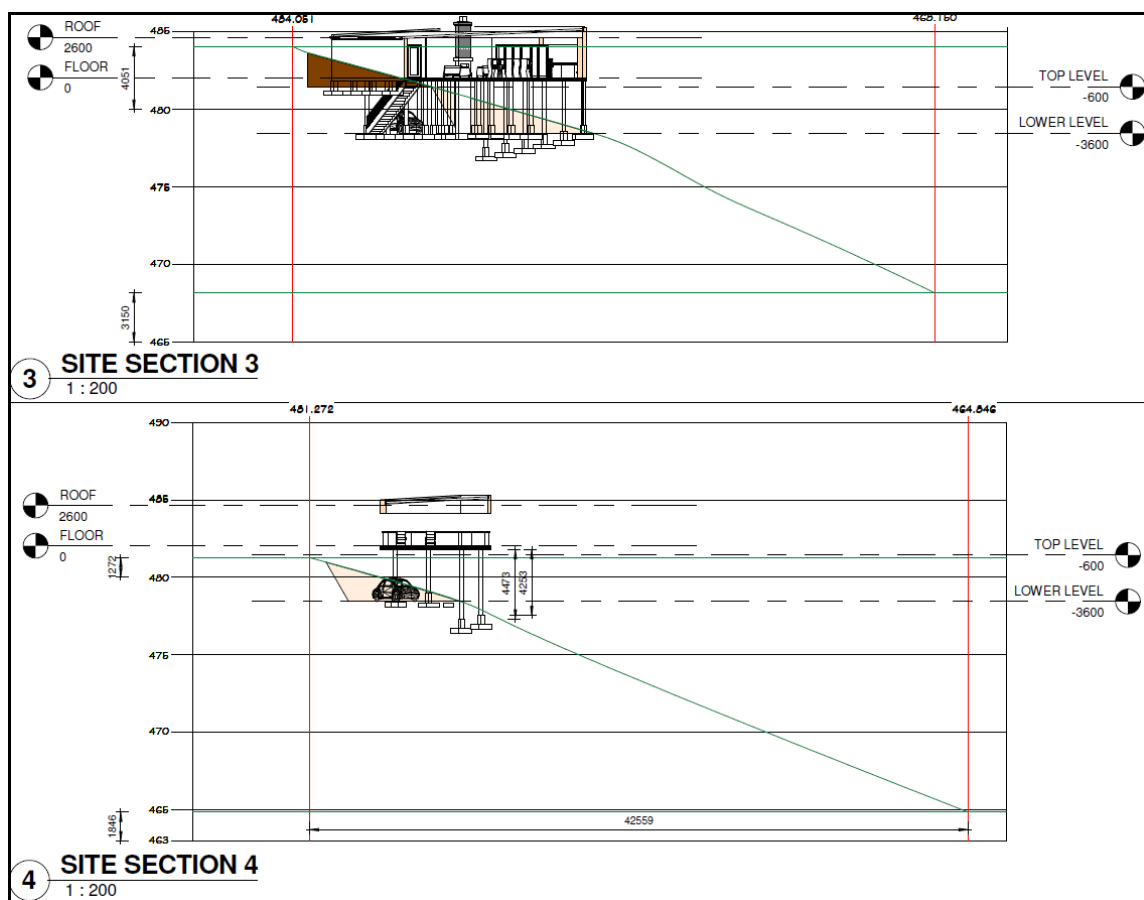


Diagram 5: Site Section 3 & 4



Access into the property will be from an external staircase located underneath the living area, which will then lead into the foyer. The layout will comprise an open planned kitchen, dining and lounge area, utility and storage room, shared bathroom, master bedroom with closet and en-suite, second bedroom and verandah. The building will be constructed from timber frame and then cladded in fibre cement sheeting. Roof covering will be made from IBR sheeting with a mono-pitched roof design. The tallest stilt will measure approximately 4.5m.

Diagram 6: Floor Layout & Foundation Plan

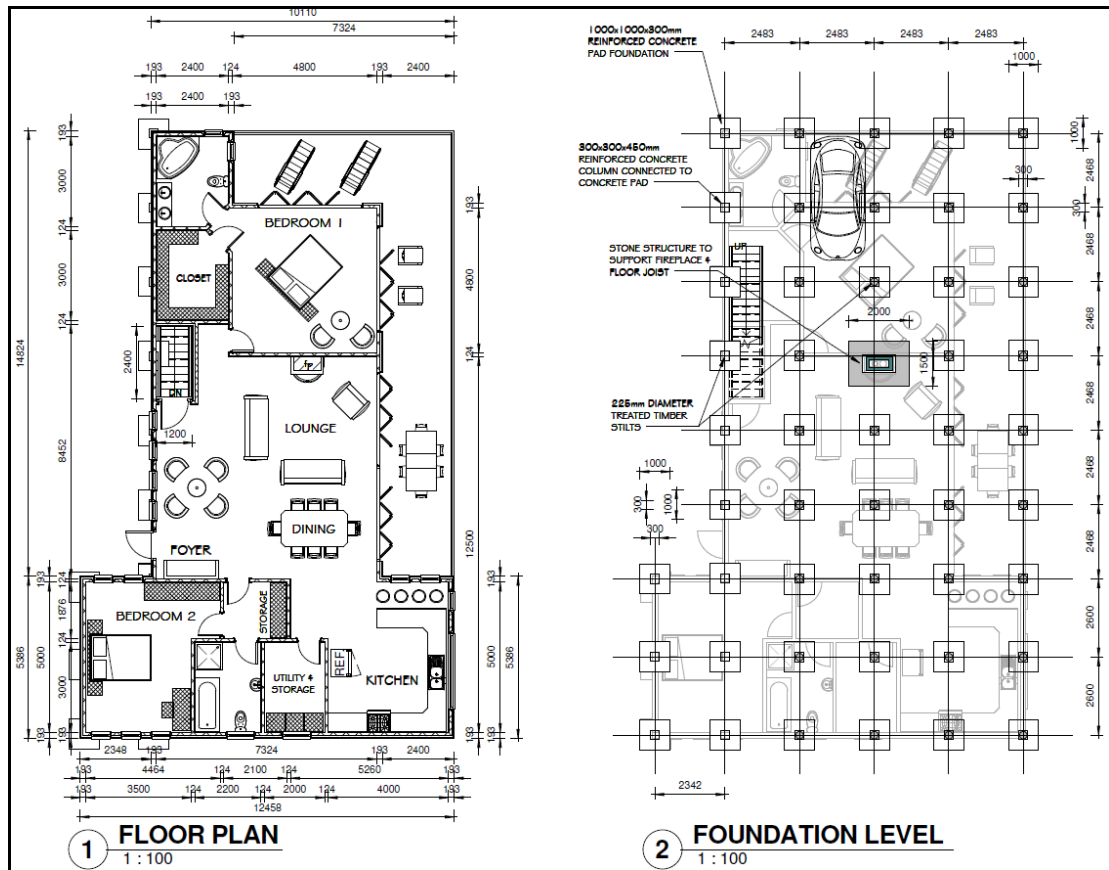
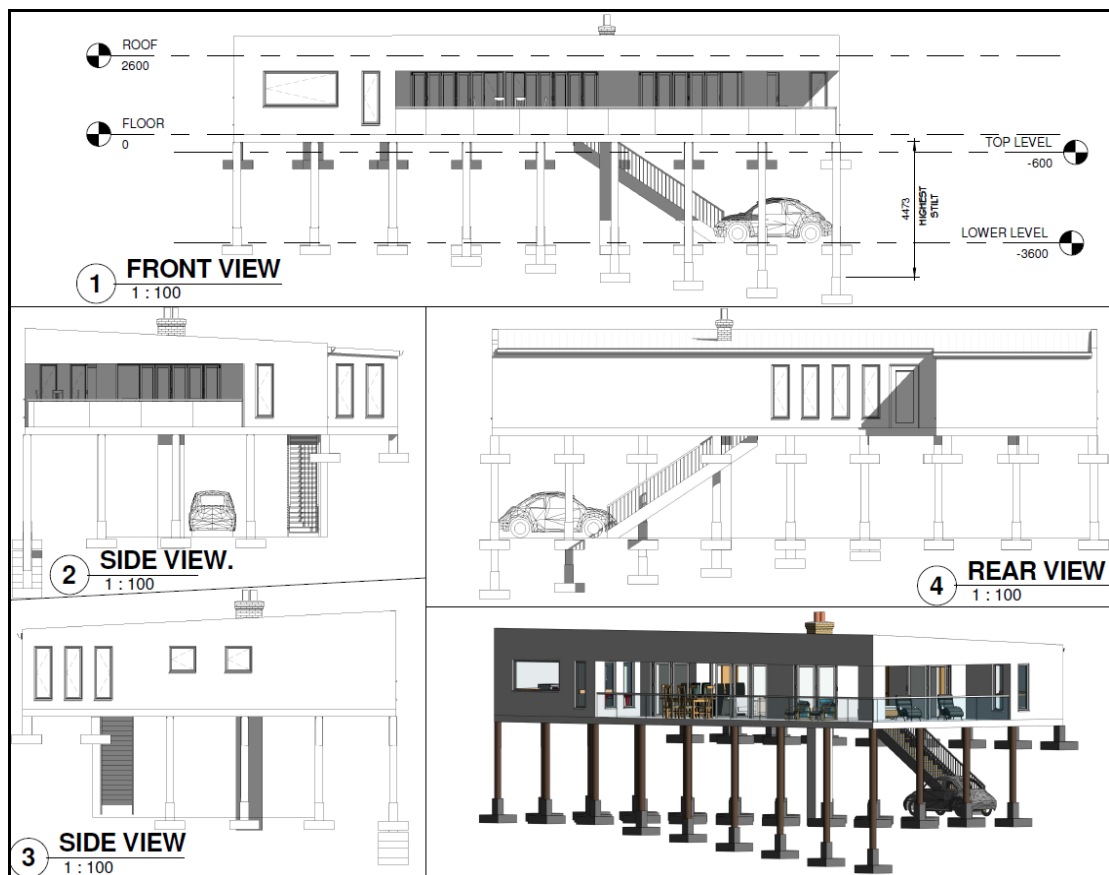


Diagram 7: Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

No representations were received from any members of the public, including immediate neighbours. However, the following comment was made by one consultee:

Roads Section: “Storm water shall not be discharged onto the public highway or to be a nuisance to property owners below them.”

LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land Development Control Plan (LDCP 2012 - 2022) that are applicable in the assessment of the proposed development are set out below:

- Intermediate Zone: Policies IZ1 (a, b, f, g and h)
- Housing Policy
- 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

In assessing the proposal, this is a unique development that will be situated within the Cleughs Plain area; that of a quality design. Considering the context of the area, most developments within the Upper Cleughs Plain area of single storey design, where cut and fill operations has been undertaken to accommodate these properties. This plot in particular is just one of two plots at the very top of Cleughs Plain. The dwelling approved to the west of the development site is a three bedroom dwelling split level dwelling at a length of approximately 27m, which will be constructed from a steel frame and clad with fibre cement sheeting. This proposal will be sited on the western side of the boundary, where the design has been dictated by the topography of the land, as well as to maximise views with limited excavation. The scale of the development in terms of its footprint is that similar to the neighbouring property to the west, with the details and proportion of the building being acceptable in terms of its appearance. The most unique feature of the building is the fact the building will be on stilts, which will inevitably be seen from certain vantage points, however can be mitigated with limited removal and encouragement of vegetation. The material of fibre cement cladding is not something new for this area, where two other buildings within the Cleughs Plain area, in particular as mentioned earlier the dwelling neighbouring this plot shares the same material.

Overall this proposal is of a high quality design, where it is considered acceptable in in terms of its appearance and is coherent within itself and the neighbouring property, and will set an example for the type of development that can be achieved in the area and across the island.

