

## Planning Officer's Report - LDCA JUNE 2022

<b>APPLICATION</b>	<b>2022/26</b> – Proposed Two Bedroom Dwelling
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	5 May 2022
<b>APPLICANT</b>	Nicole Peters
<b>PARCEL</b>	SCOT0615
<b>LOCALITY</b>	Upper Cleughs Plain
<b>LAND OWNER</b>	Nicole Peters
<b>ZONE</b>	Intermediate Zone
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant Land (Excavated)
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 6 May 2022</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	23 May 2022
<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 Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection (See Comments under Representations)
5. Property Division	No Objection
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

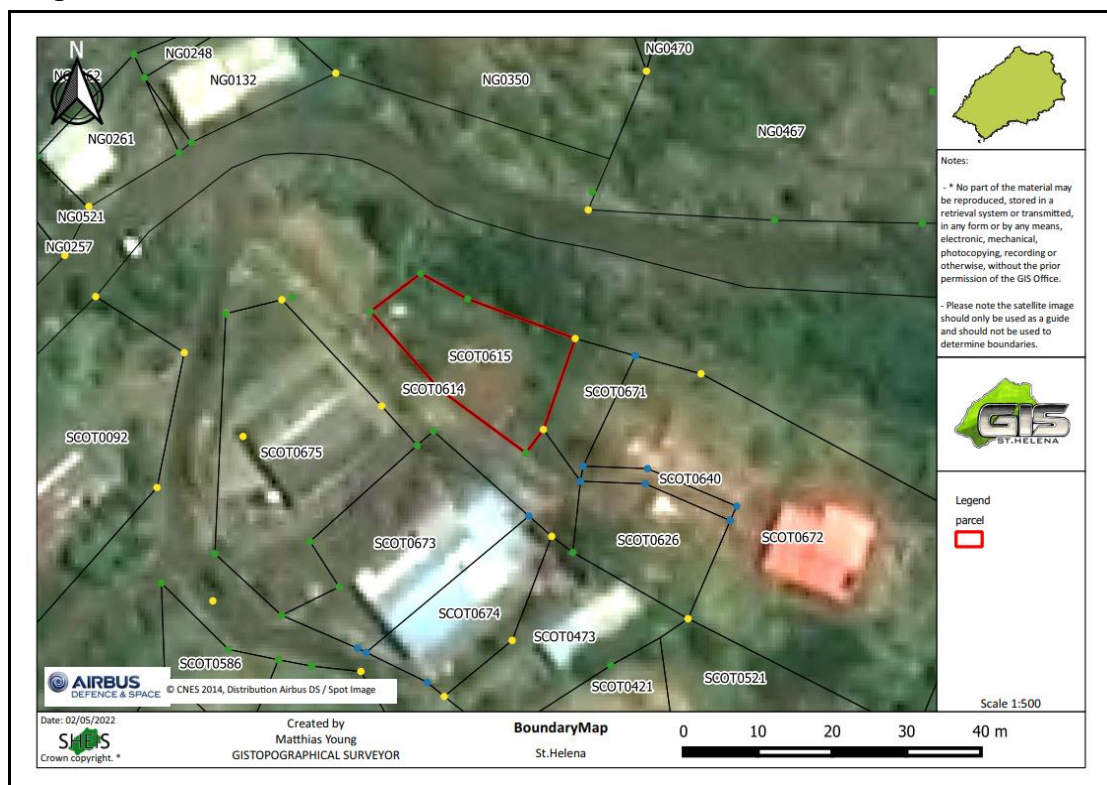
12. National Trust	No Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

The proposed development site is located above the main road in upper Cleughs Plain, within the Intermediate Zone where relevant IZ1 policies apply such as serviceability and impact on neighbouring amenity. There are no Conservation Area restrictions.

**Diagram 1: Location Plan**



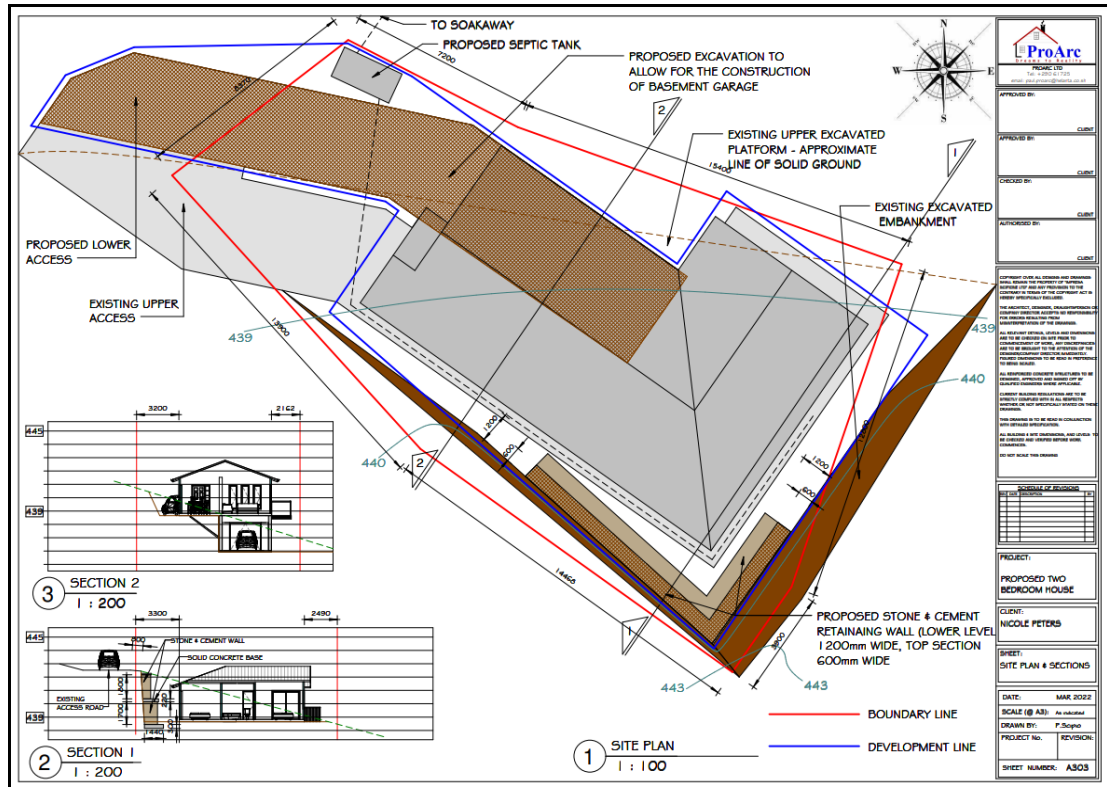
### PLANNING HISTORY

Development permission was granted in March 2021, for construction of a two bedroom dwelling on this parcel of land. The site was then excavated, where it was brought to the Planning Officers attention that the site had not been excavated in accordance with the approved drawings. Even with the additional excavation, the dwelling could not fit on the site platform created. The applicant was advised that a new application would be required for the consideration of the LDCA, as there would be a significant change in the design.

## PROPOSED DEVELOPMENT

One of the main concerns as a result of the excavation that had been carried out was the undermining of the access road above. The developer now proposes to construct a stone and cement retaining wall in the corner that needs retaining. Other works consists of a proposed lower access, which will then be excavated to form a lower platform, resulting in an embankment of approximately 3.8m.

**Diagram 2: Site Plan & Site Sections**



The ground floor will now comprise a garage, with the first floor having a porch, open planned kitchen, dining and lounge area, shared bathroom, two bedroom and balcony. The external walls will be constructed from concrete blockwork and the roof coverings, IBR sheeting. Arrangements for dealing with sewerage will be connected into a proposed septic tank and communal soakaway.

Diagram 3: Building Plan (ground & first floor)

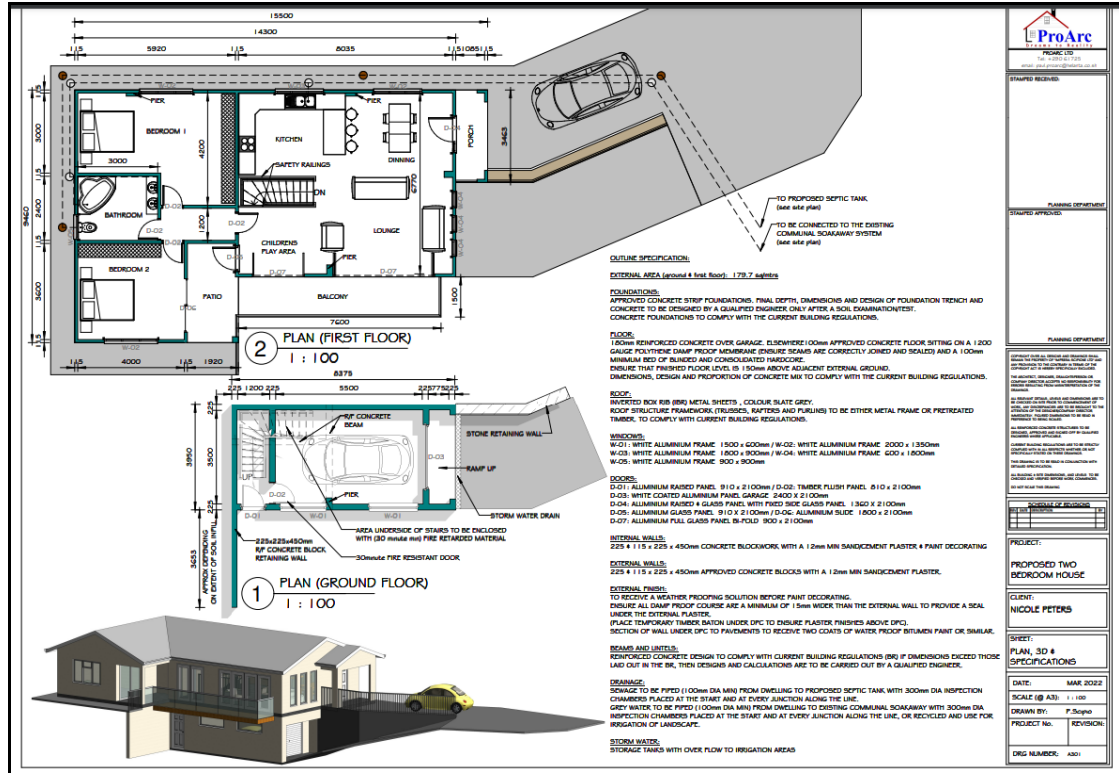
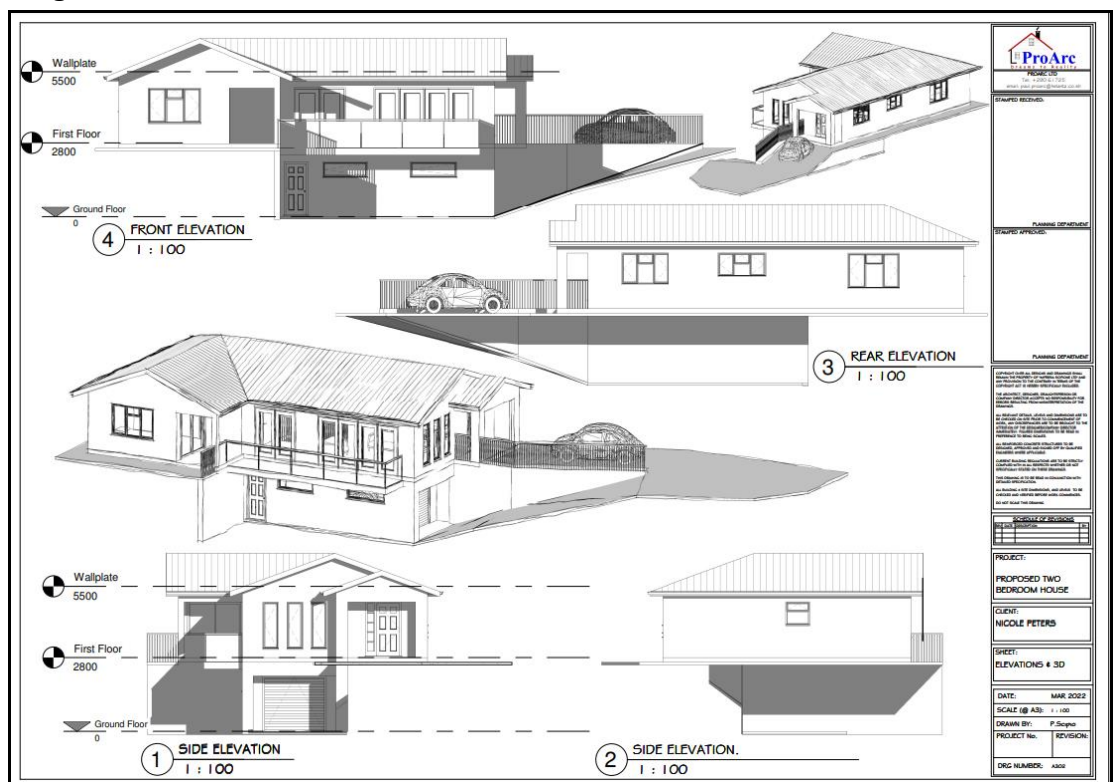


Diagram 4: Elevations



## **REPRESENTATIONS**

No representations were received from any statutory body or members of the public, including immediate neighbours. However SHG's Roads section made the following comments:

Roads: Applicant is 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. When excavating new sites please ensure that no debris fall onto the Public Highway.

## **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)
- 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**

The developer has decided on a re-design of the building, where it will allow them to achieve their desired layout, whilst still being able to comply with the relevant policies. Issues relating to the undermining of the land has been addressed with the construction of the stone wall. Overall the development proposes is of a higher quality, where the development is coherent within itself and surrounding properties, and therefore can be supported.