

## Planning Officer's Report - LDCA AUGUST 2022

<b>APPLICATION</b>	<b>2022/18</b> – Construction of 4 x 1 Bedroom Dwellings
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	24 <sup>th</sup> March 2022
<b>APPLICANT</b>	Stephen McDaniel
<b>PARCEL</b>	BG0255, BG0206, BG0257, BG0258 & BG0283
<b>LOCALITY</b>	Nr Head O'Wain Clinic, Blue Hill
<b>ZONE</b>	Coastal (Head O'Wain to Burnt Rock Comprehensive Development Area)
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper on 24<sup>th</sup> March 2022</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	7 <sup>th</sup> April 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 (Comments)
2. Energy Division	No Objection (Comments)
3. Fire & Rescue	Comments
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	No Objection

**B. PLANNING OFFICER'S APPRAISAL****PLANNING HISTORY**

A development application for this site was deemed refused in May 2018 as a result of failed negotiations with the developer. Originally four split level dwellings were proposed referenced 2013/44, however the design had no means of any turning circle nor were the floor layouts ideal as stipulated by the Head of Planning & Building Control at the time.

**LOCALITY & ZONING**

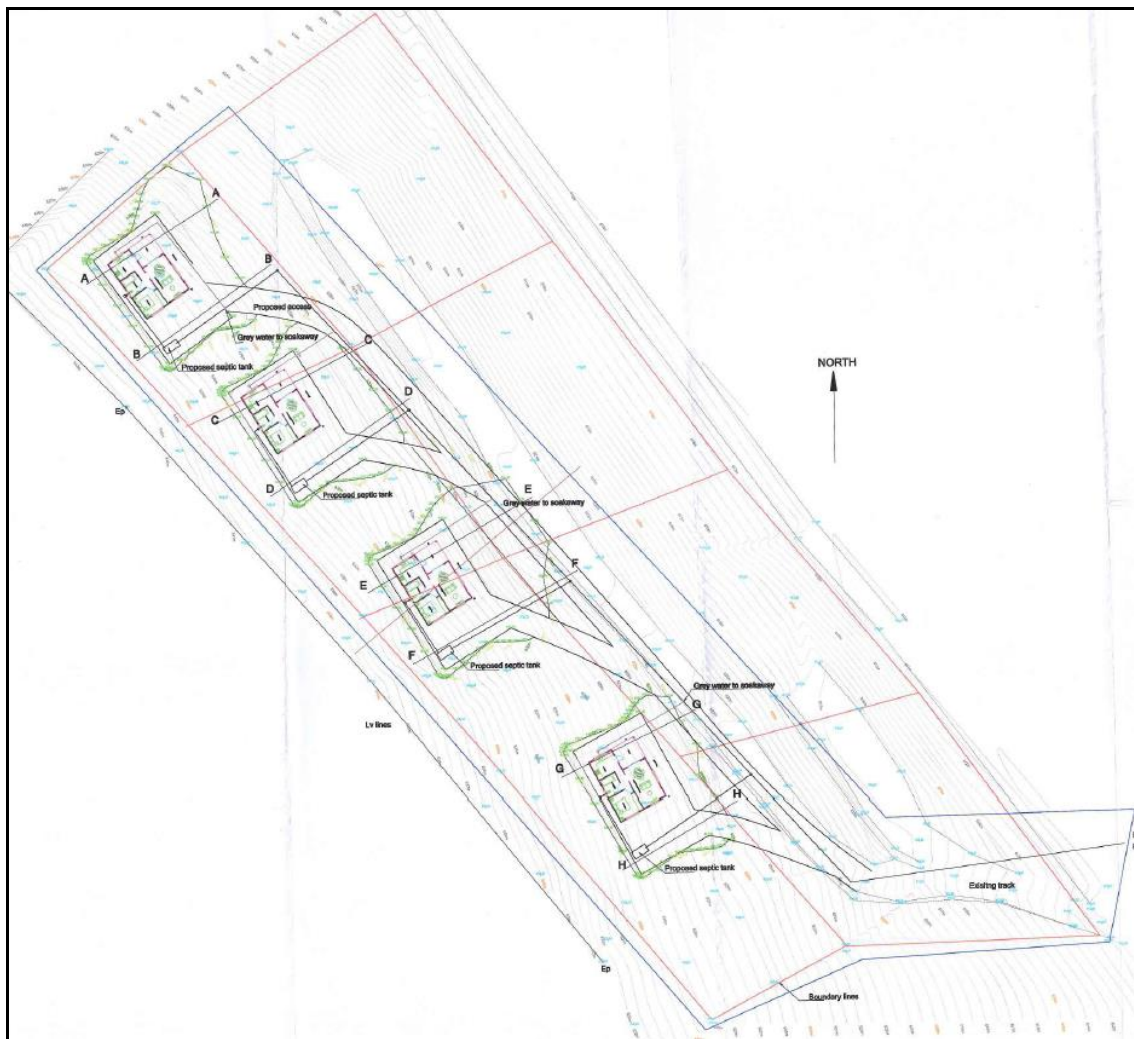
The proposed development site is within the Head O'Wain area of Blue Hill approximately 400m north of the former clinic. The plots are designated within the Coastal Zone and Head O'Wain to Burnt Rock Comprehensive Development Area.

**Diagram 1: Location Plan**

## PROPOSED

The developer proposes to form a service road that will utilise some of the existing track already excavated. This road is envisaged to be tarred once the development is completed. Each individual dwelling unit will have separate vehicular access. All four development sites will comprise of cut and fill operations to create a level platform. Embankment heights will vary on each plot averaging from 2m to the steepest corner 3.9m.

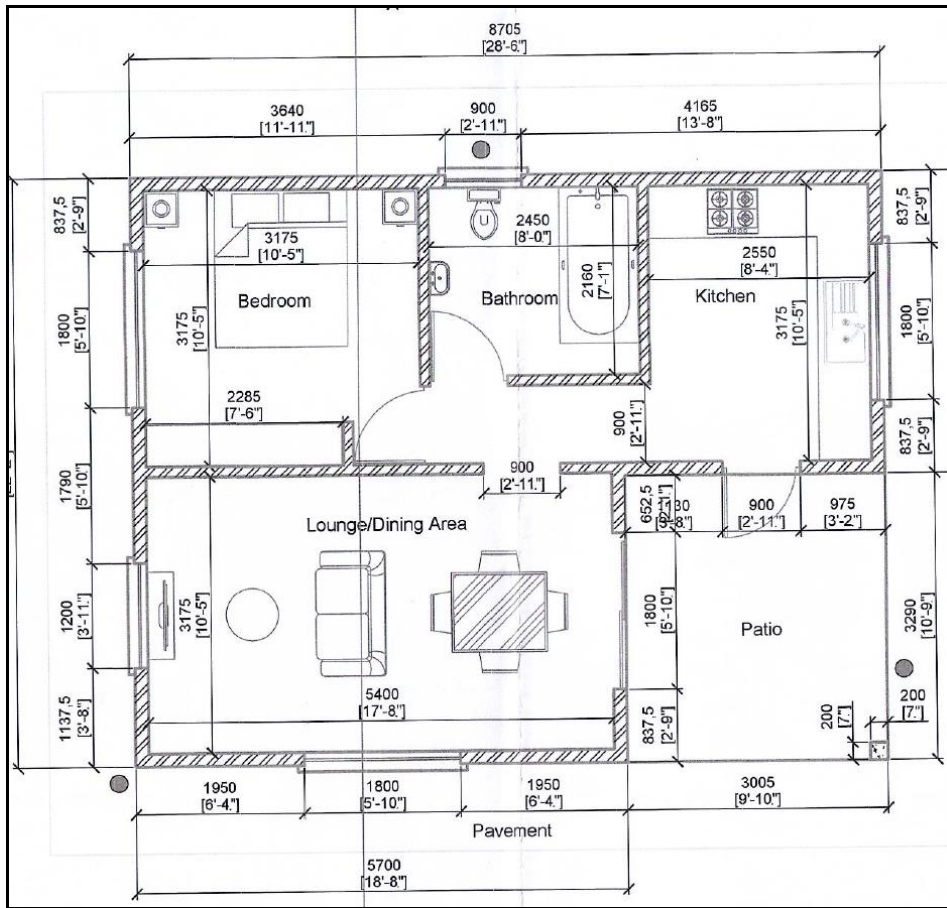
**Diagram 2: Site Plan**



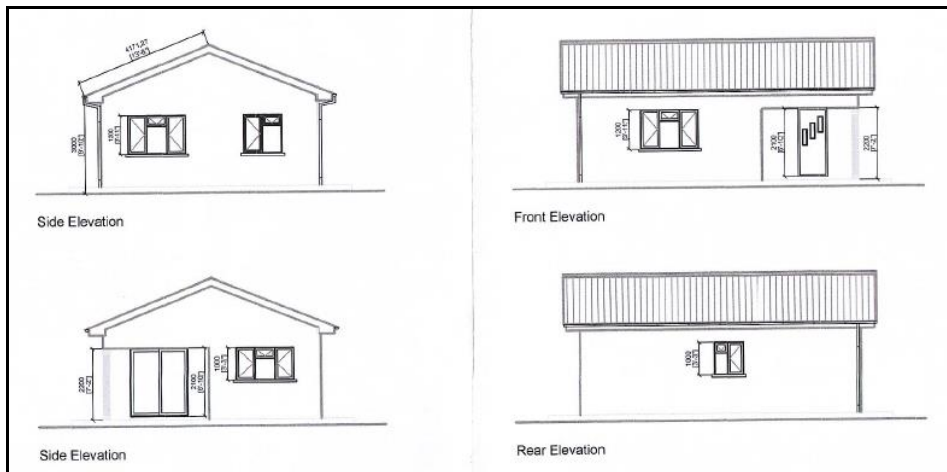
The dwellings are of a single storey design with a simple layout of a separate kitchen, lounge and dining area, shared bathroom, bedroom and patio. The external walls will be constructed from concrete blockwork, rendered and painted and the roof coverings made from IBR sheeting. The roof style is of a gable design.

Sewerage has been proposed into individual septic tanks for each dwelling, which will then be connected into Solomon's communal soakaway. Grey water will also go directly into the communal soakaway.

**Diagram 3: Floor Layout**



**Diagram 4: Elevations**



**STAKEHOLDER FEEDBACK & REPRESENTATIONS**

No representations were received from any members of the public, including immediate neighbours. However, the following comments were made by consultees:

**Roads Section:** “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. Please ensure the access road joining the main road is suitably surfaced so the existing road edging doesn’t get damage, access road spurs also need to be maintained by the

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

**Fire & Rescue Services:** ‘If these dwellings are intended to be leased to the public they will have to be fitted out with the fire detection and protection systems. The SHF&RS would need to have the plans in order to show where this equipment needs to be placed.’

**Connect (Energy):** “Each flat will require a separate Application form for electricity.”

**Connect (water & sewerage):** “Note: Connect St Helena don’t have any communal sewer in the area.”

## **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**

These plots of land are situated within the comprehensive area of Head O’Wain to Burnt Rock, where the land is relatively steep, as such careful consideration needs to be given to the design of the buildings. The developer has come forward with bungalows that in there design are coherent in terms of their appearance. The site platforms manage to accommodate their size, just about with minimal space between the pavement and platform edge. As a result of fill material being in close proximity to the service road, a condition will be added to ensure some form of retainment is added. Overall, this development in terms of the siting, scale, proportion, details and external materials demonstrates a coherent form of development, and will not have an adverse impact on the amenity of the area.