

## Planning Officer's Report - LDCA August 2022

<b>APPLICATION</b>	<b>2022/37 – Proposed Shop</b>
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	23 June 2022
<b>APPLICANT</b>	Melvin Benjamin
<b>PARCEL</b>	HTH1040
<b>LOCALITY</b>	Near MTB's Shop, Half Tree Hollow
<b>LAND OWNER</b>	Melvin Benjamin
<b>ZONE</b>	Intermediate Zone
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	A shop exists on the land
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper on 23 June 2022</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	7 July 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 (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 Objection (Comments)
12. National Trust	No Objection

- 13. Sure SA Ltd
- 14. Heritage Society

No Objection (Comments)

No Response

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

The proposed development site is located at the far end of Clinic Drive adjacent to the applicant's existing shop, 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**



### PROPOSED DEVELOPMENT

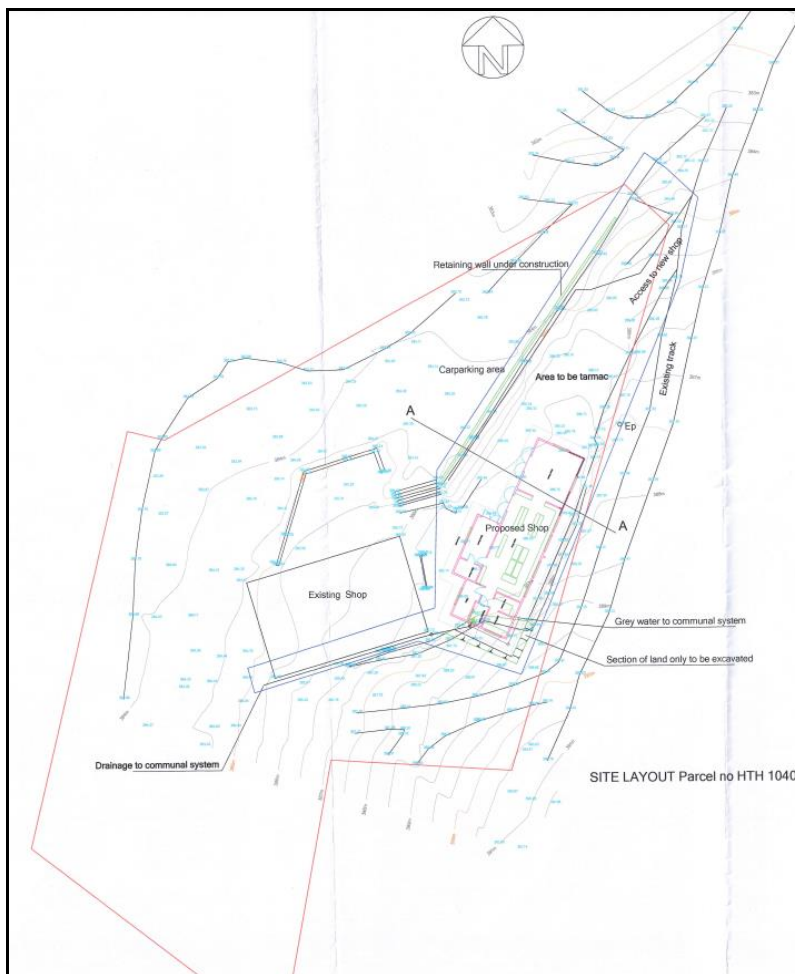
The site requires minimal excavation which will create embankments on the south and east of the development to a maximum height of one metre. The area to the

west of the development is proposed to be built up with soil backfill that will be supported by a retaining wall currently under construction.

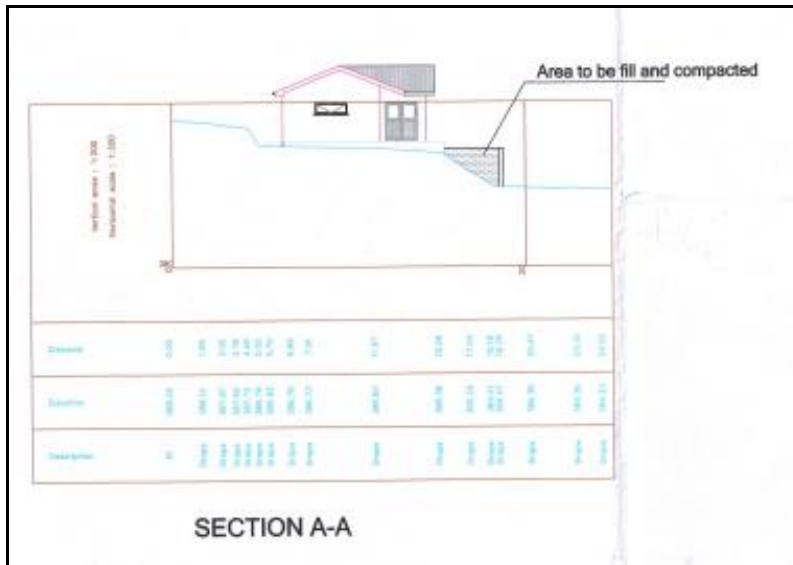
The development includes a disable toilet which is proposed to be connected to the existing communal system, the applicant proposes to discontinue the existing shop with its toilet facilities and apply for a change of use from shop to store once the new shop become operational, therefore the proposed toilet will simply replace the existing and not put additional load on the communal system.

An additional access to the development is proposed to lead of an existing track on the north east side of the site. While additional space is proposed adjacent to the development that will be tarmac surfaced and used for car parking, the current car park adjacent to the existing shop will be used for the new development when it becomes operational with stepped access to and from.

**Diagram 2: Site Plan**



**Diagram 3: Site Section**

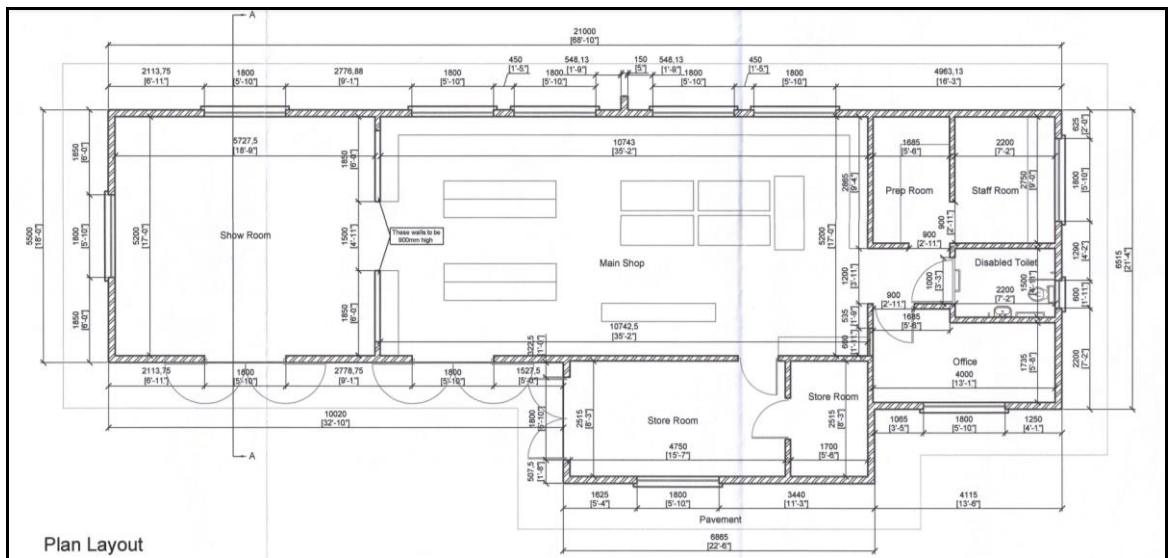


The **building** is proposed to be built using traditional materials, concrete floors, rendered concrete blockwork walls and metal inverted box ribbed roofing (grey).

The internal layout consist of the main shop area, a show room, store rooms, an office & staff room, preparation room and a disable toilet.

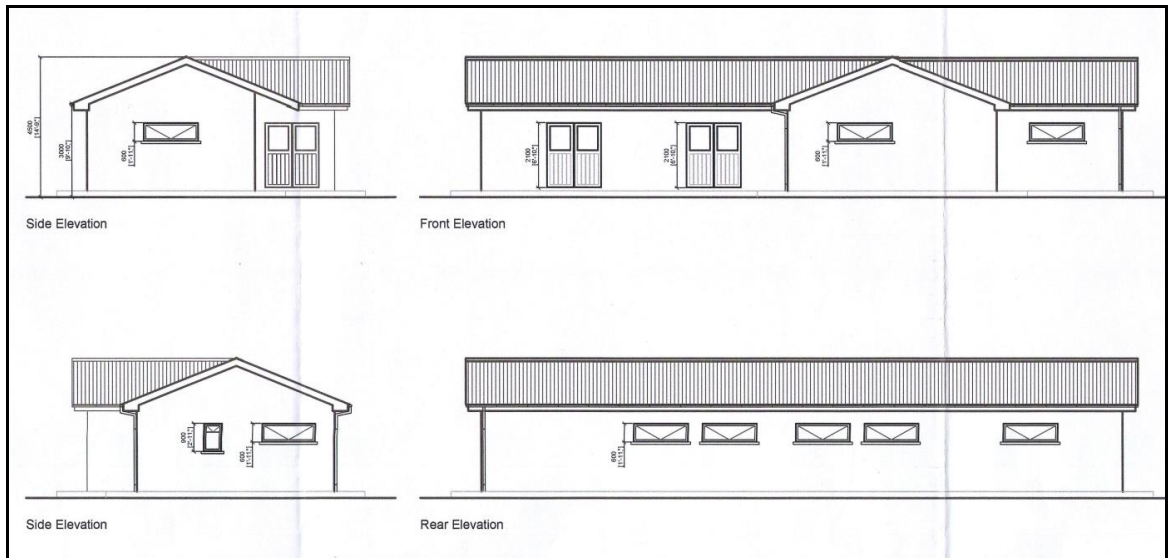
The protruding section on the front of the building allows for a roof design that provides so character to the building.

### Diagram 4: Building Plan



### **Diagram 5: Elevations**





## REPRESENTATIONS

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

**Connect St Helena (Energy):** “Application required for electricity.”

**Roads Section:** “Applicant is to be fully responsible for any storm water flowing from the existing public road onto the property and should bear the cost of installing drains as appropriate. If appropriate, conditions should also require the applicant 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.”

**Fire Service):** “The St Helena Fire & Rescue Service will need to have copies of the building plans for the installation of passive and active fire equipment.”

**Sustainable Development:** “Sustainable development supports the development and expansion of new businesses.”

**Sure SA Ltd:** “During construction, please be aware of the telephone cable on the HV pole route crossing the site.”

## OFFICER’S COMMENTS

The applicant has confirmed that discussions were held with Connect St Helena after the objection was submitted regarding the additional load put on the communal sewer system as a result of the proposed toilet within the new development. The applicant has informed Connect St Helena that his intention is discontinue the existing shop with its toilet facilities and apply for a change of use from shop to store

once the new shop become operational, therefore the proposed toilet will simply replace the existing and not put additional load on the communal system. Connect St Helena is happy with this proposal.

## **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)
- Employment Premises EP1
- 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 proposed development sits adjacent to and will replace an existing shop and thus will not have a negative impact or additional impact on the surrounding residential area with regard to parking, vehicle access and people gathering.

The scale, appearance and materials of the proposed development are similar and in some cases identical to the existing adjacent shop building. While larger in floor area, its roof design, height and materials are similar to surrounding residential buildings, thus forming a coherence within the development itself and in relation to surrounding buildings.

Overall the development is in compliance with the policies as outlined above and creates a proposal that can be supported.