

Planning Officer's Report - LDCA August 2022

APPLICATION	2022/47 – Proposed Three Bedroom Dwelling and Garage/Workshop
PERMISSION SOUGHT	Full Permission
REGISTERED	7 July 2022
APPLICANT	David Clarke
PARCEL	SCOT0668
LOCALITY	Red Hill, St Pauls
LAND OWNER	David Clarke
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Vacant Site
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 8 July 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	22 July 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 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

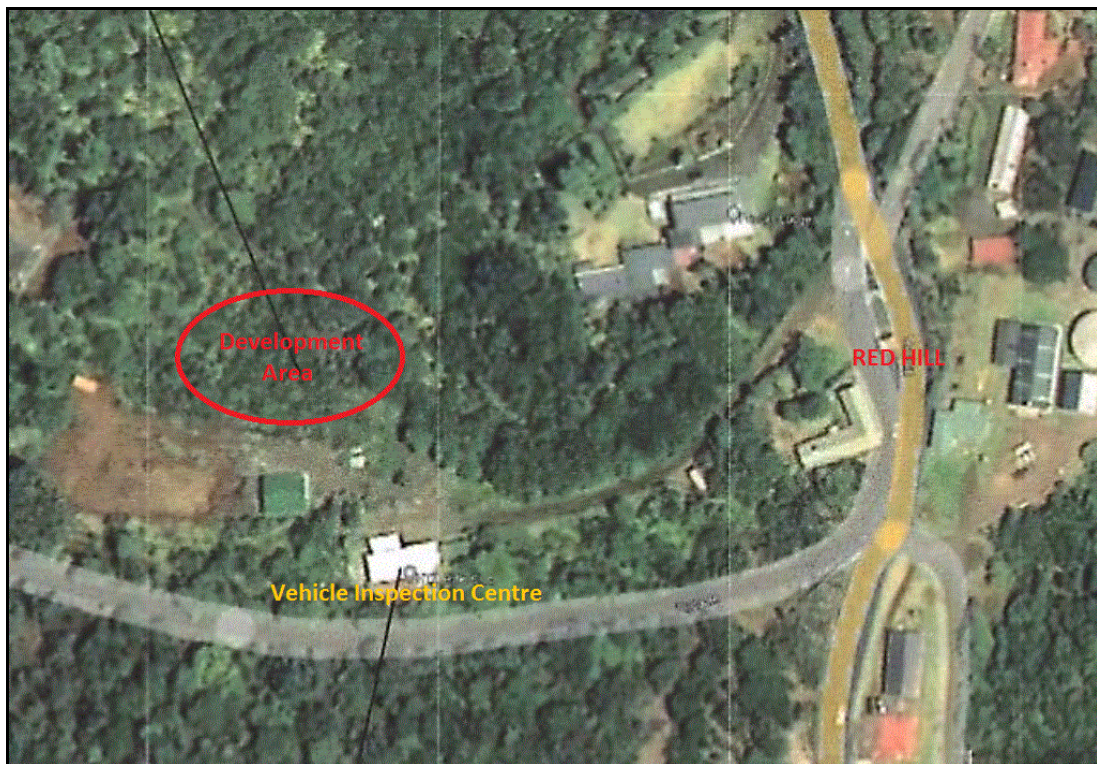
12. National Trust	No Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The proposed development site is located at Red Hill, St Pauls north of the Vehicle Inspection Centre 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 is part of a number of development plots within the area. Plots to the south of the proposed have received planning approvals and construction is currently taking place, an access road has already been created as a result of these developments which will allow a new access to branch off.

Site excavation is proposed to create a solid and level area to accommodate both the new house and garage/workshop. Embankment heights are proposed to be fixed at three metres thus allowing the front of the building to be built up if required.

A septic tank is proposed within the development site, which will discharge into an existing soakaway that has been provided by the developer of the area.

Diagram 2: Site Plan

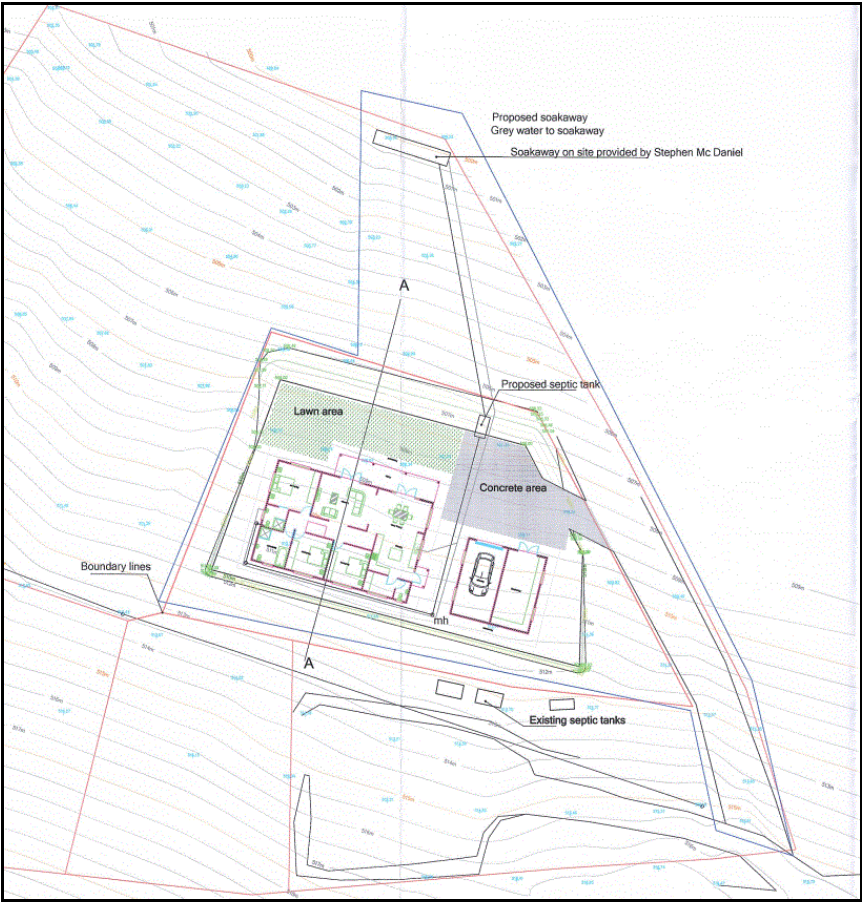
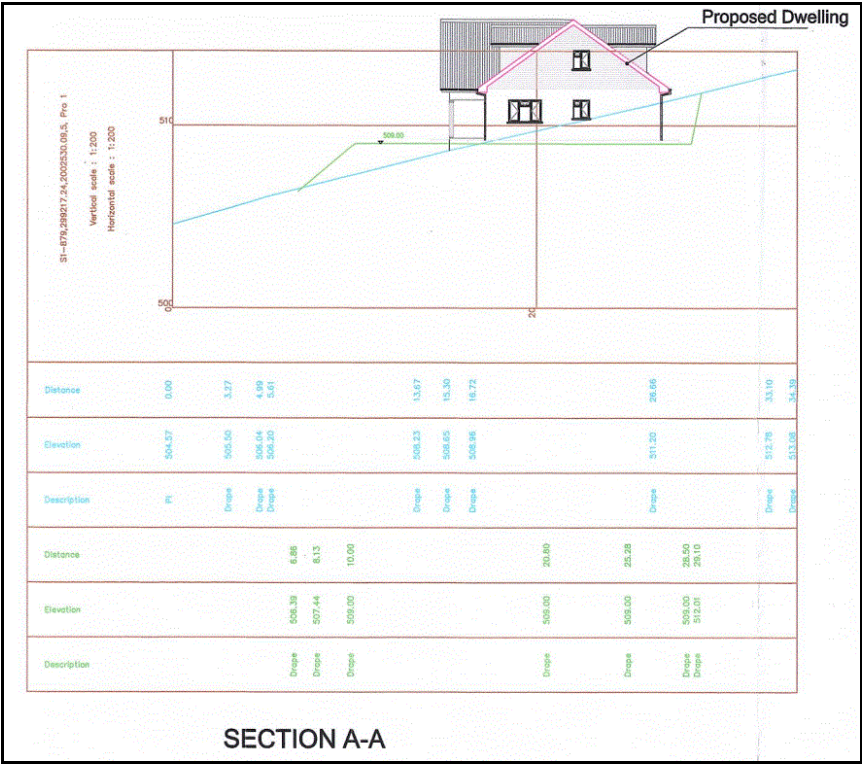


Diagram 3: Site Section



The **House** is a three bedroom loft design. The loft, accessed by a loft ladder will be used as a study with a floor that covers two thirds of the building. The floor will overlook the downstairs kitchen and dining area.

The interior design of the ground floor allows for an open plan living space with three reasonable size bedrooms.

The ground floor will be constructed as a traditional concrete structure with a timber first floor, timber frame loft and fibre cement cladding.

The dormer windows and the high pitched loft roof creates an appearance that gives the structure character.

Diagram 4: House Plan (Ground Floor)

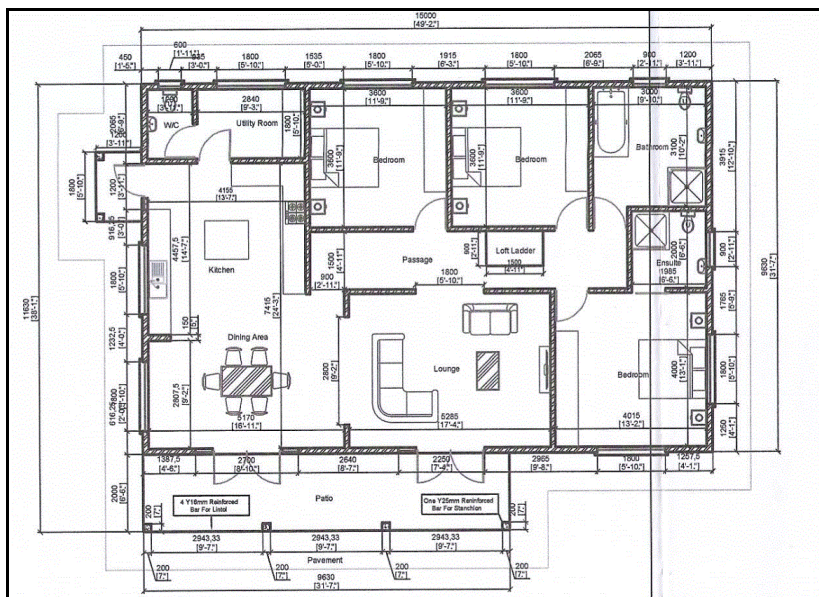


Diagram 5: House Plan (Loft)

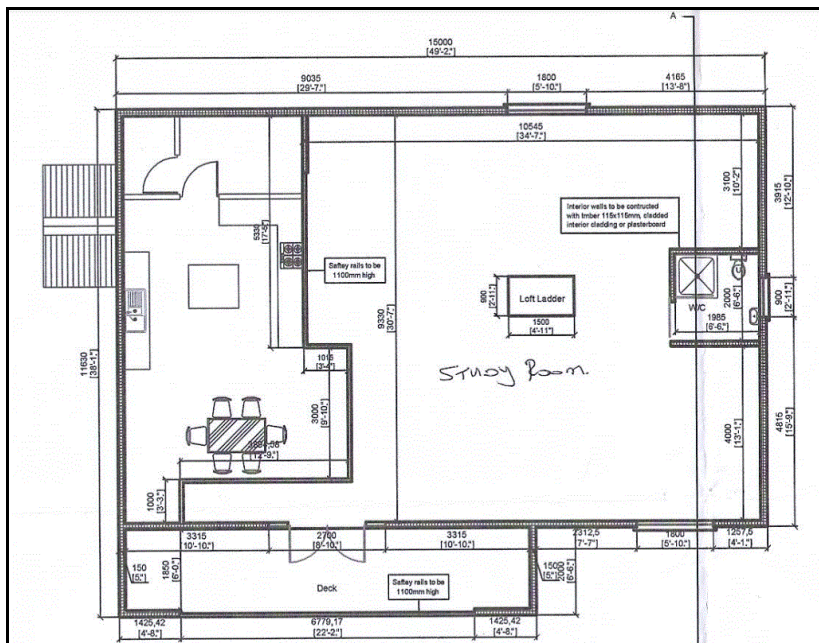
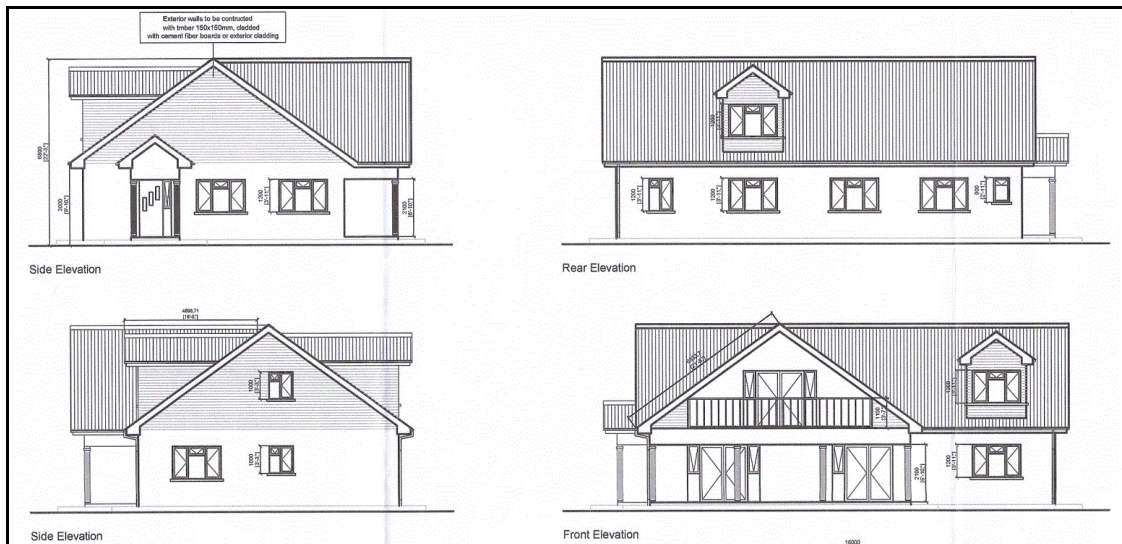


Diagram 6: House Elevations



The **Garage/workshop** is a traditional single storey concrete structure with a dual pitched roof.

Diagram 7: Garage/Workshop Plan

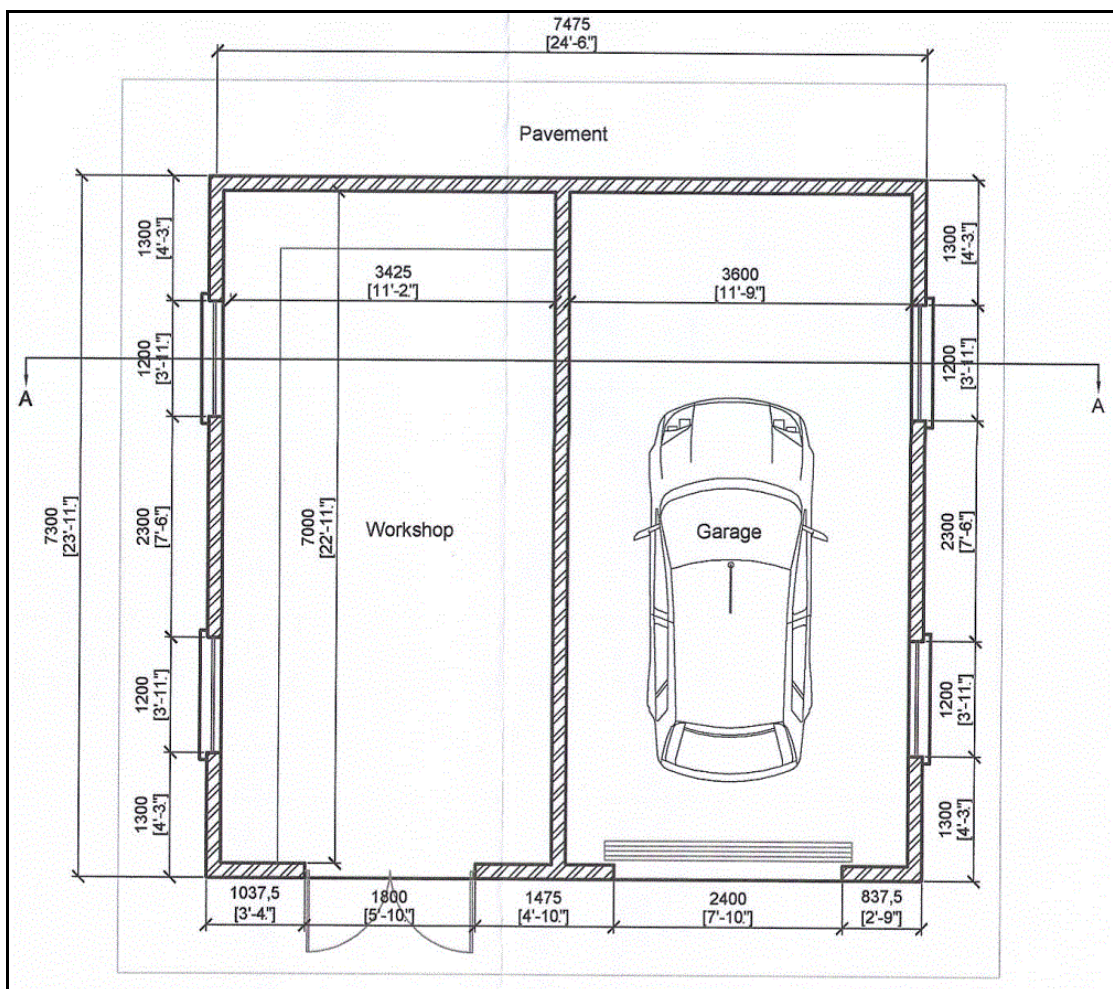
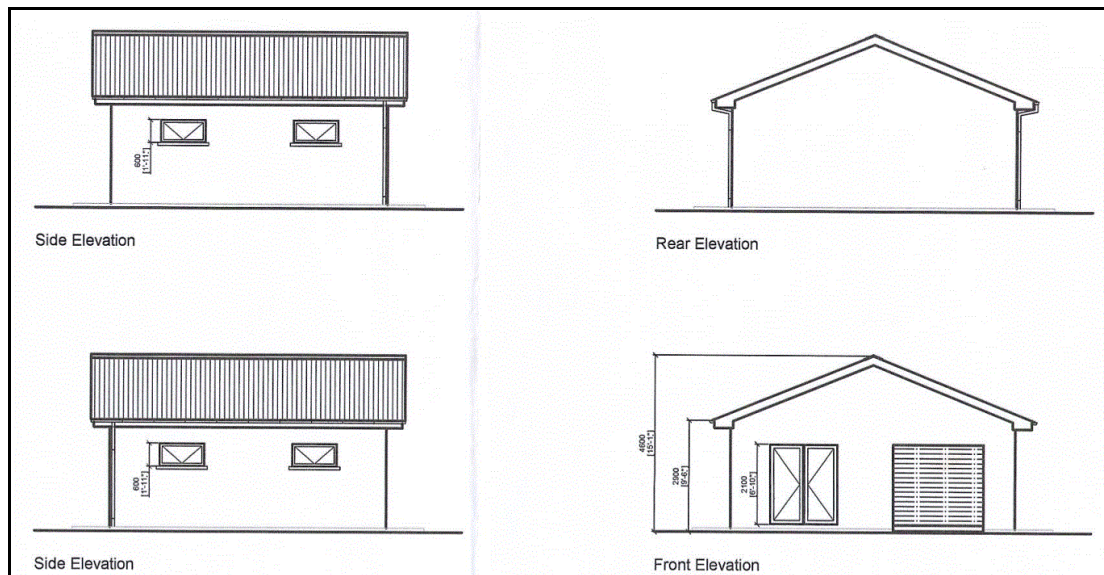


Diagram 8: Garage/Workshop Elevations



REPRESENTATIONS

No representations were received from any members of the public, including immediate neighbours. No objections were received from any consultees, but the following comment received:

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. Storm water shall not 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)
- 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

Overall the design, scale, proportion and material of the development forms a coherence with surrounding properties. Loft or one and half storey design not only makes best use of floor area but also create a pleasing appearance with its steeper roofs and dormer windows that will only enhance the area.

It also creates a partial example of the many benefits derived from insulated timber construction compared to block or brick.

Its compliance with other IZ policies as outlined above creates a proposal that can be supported.