

## Planning Officer's Report - LDCA AUGUST 2022

<b>APPLICATION</b>	<b>2022/48</b> – Proposed Change of Use from Class B1 Storage to Class C3 Dwelling House
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	7 <sup>th</sup> July 2022
<b>APPLICANT</b>	Johnny Isaac
<b>PARCEL</b>	FP0397
<b>LOCALITY</b>	Nr Briars Pavilion
<b>LAND OWNER</b>	Michel Martineau
<b>ZONE</b>	Intermediate Zone
<b>CONSERVATION AREA</b>	The Briars
<b>CURRENT USE</b>	Restored Building
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 8<sup>th</sup> July 2022</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	22 <sup>nd</sup> July 2022
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / LDCA / EXCO

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
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 near the Briars Pavilion within the Briars Village, where the plot is designated within Intermediate Zone, and Briars Historic Conservation area.

#### Diagram 1: Location Plan



### PROPOSED

The building itself was reconstructed back in 2017 to resemble that of the building that once stood there. The use of the building when constructed was for storage purposes for stock related to the souvenir shop at Longwood.

The developer now proposes to use the building as a dwelling house, where there is a kitchen, dining and lounge area, bathroom on the ground floor. The first floor consists of a bedroom with en-suite and storage. Sewage has been proposed into a septic tank soakaway system. Electricity and water infrastructure exists. Vehicular access and parking is available on-site.

**Diagram 2: Photograph of Development**



**Diagram 3: Layout & 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:** “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
- Housing Policy
- Water: Policy
- Sewage, storm and Drainage: Policies
- Road and Transport Policies
- Built Heritage Policies

## **OFFICER’S ASSESSMENT**

The re-construction of the building was carried out since 2017, where the intended use was for storage purposes only. No development application was submitted then as the re-construction of the dwelling was not considered development and was permitted by the current Head of Planning & Building Control at the time. The intended use now is just to consider whether or not the proposed use is acceptable. Given that services can be provided, sufficient parking is available and the use is consistent with that in the area, where it will not affect the amenity of existing development, it can be supported.