

## Planning Officer's Report - LDCA August 2022

<b>APPLICATION</b>	<b>2022/41</b> – Proposed change of use from one dwelling into two dwelling units
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	7 July 2022
<b>APPLICANT</b>	Gillian Flake
<b>PARCEL</b>	HTH0561
<b>SIZE</b>	0.19 acres
<b>LOCALITY</b>	Half Tree Hollow
<b>LAND OWNER</b>	Gillian Flake
<b>ZONE</b>	Intermediate Zone
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Existing Dwelling House
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 7 July 2022</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	22 July 2022
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / LDCA / EXCO

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	Objection (Comments)
2. Energy Division	No Objection (Comments)
3. Fire & Rescue	Comments
4. Roads Section	No Objection
5. Property Division	No Objection (comments)
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

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|-----------------------------|--------------|
| 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 in Half Tree Hollow along Commonwealth Avenue near the CCC. The site is in the Intermediate Zone. There are no Conservation Area restrictions.

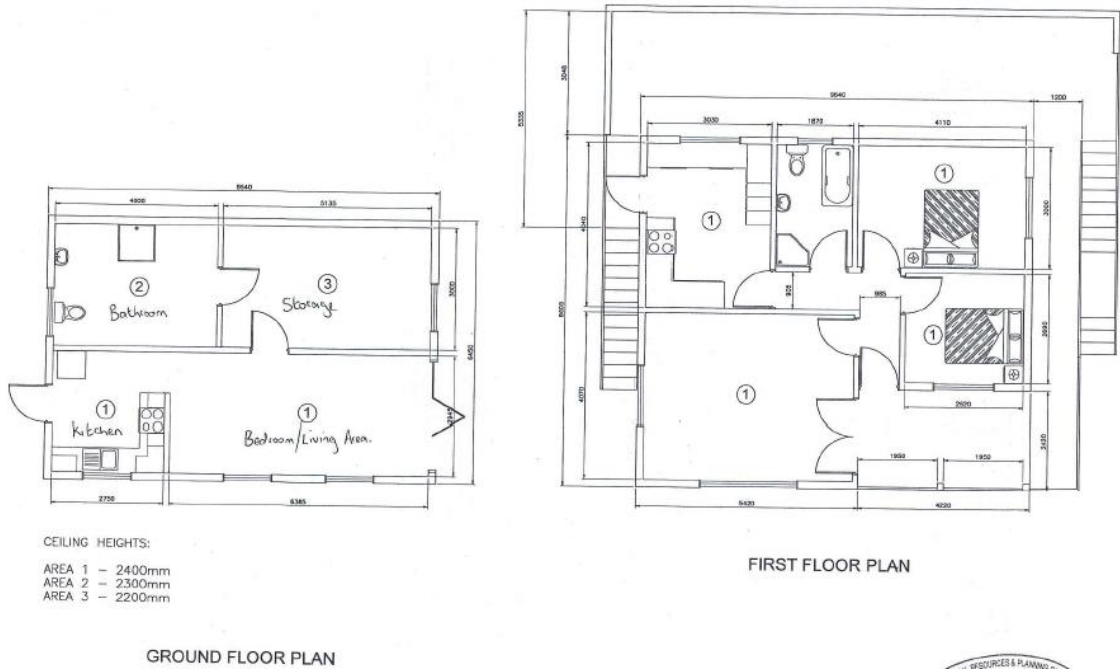
**Diagram 1: Location Plan**



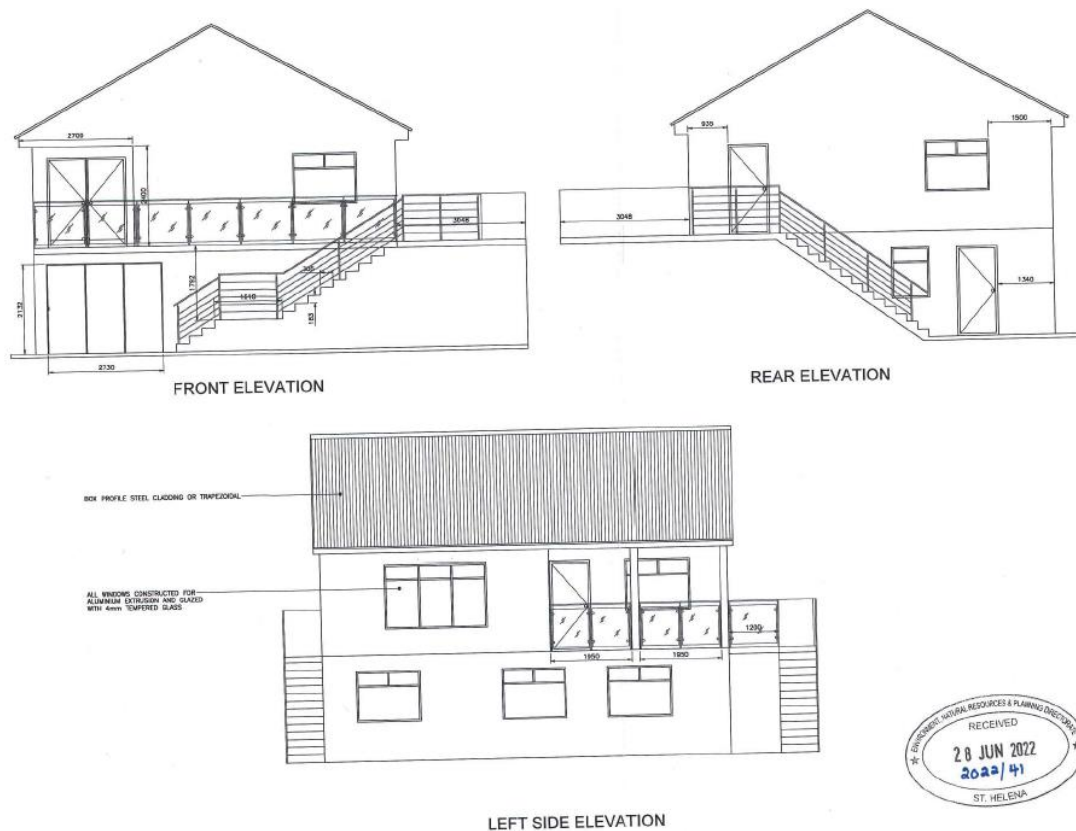
## PROPOSED DEVELOPMENT

This application is for retrospective permission to convert a single dwelling into two. Permission has been granted for a split level two bedroom dwelling with living accommodation on the first floor and a garage on the ground floor. The building has now been constructed and the proposal is to convert the ground floor garage area into a 1 bedroom dwelling. No excavation is therefore required and the applicant intends to deal with sewage using the existing communal connection.

**Diagram 2: Plan**



### Diagram 3: Elevations



### REPRESENTATIONS

No representations were received from members of the public, including immediate neighbours. Connect (Water & Sewerage) objected to the proposal on the following basis:

*“Connect object to the application on the grounds of the Septic Tank at the Gun’s site currently being over-extended, hence it became over time more ineffective and under-designed in treating raw sewage properly. As a result a subsequent odour nuisance is now prevalent – as only partly treated effluent is released from the Tank into the receiving environment. In light of this, a new sewage treatment facility is earmarked for Half Tree Hollow, which is currently the subject of a planning application. Once implemented, Connect will review its position on this application.”*

The following comments were made by other consultees:

**Connect (Energy):** *“Application required for retest if the original electrical installation is modified/alterd”*

**Fire & Rescue:** *“If the two units are intended for rental by the public, the SHF&RS will need to have sight of the plans for the installation of passive and active fire equipment.”*

**Property:** *“I assume that the existing access and parking area are to be used, the applicant should take necessary measures to ensure that the area has sufficient space to park vehicles and not cause an obstruction to existing access.”*

## **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, e, f, and g )
- Roads and Transport: RT7
- Sewage and Storm Drainage: Policies SD1(c)
- Housing: H1 (a, b), H2, H9

## **OFFICER'S ASSESSMENT**

This application is retrospective to convert 1 dwelling into two. The building itself already exists and has permission. No excavation is required and it is appropriate in siting, scale, layout, proportion, details and external materials. There would also be no material damage to the amenity of existing development in the area. The proposal makes optimum use of available/developable land and services, increasing density in the area, with good access to services and facilities including roads and public transport infrastructure. LDCP Parking standards require a minimum of 4 parking spaces for two dwellings. Although there is sufficient space off the existing access to accommodate 4 cars, no excavations/levelling works have been proposed to ensure it can be used for this purpose. A condition has therefore been included to ensure the area of land close to existing access (within the parcel) is appropriately landscaped to enable a minimum of 4 parked cars to use the site.

The applicant intends to use the existing connection to the communal sewage network for the new ground floor dwelling. Policy SD1 explains permission will not be granted for development which fails to make appropriate provision for the disposal of sewage. Connect have objected on the basis the communal septic tank is currently over-extended and releasing only partly treated effluent into the environment.

A new sewage treatment facility is proposed which could rectify the problem and Connect has indicated it would review its position once implemented. Policy IZ1(g) indicates development should not be brought into use until effective and sustainable means of dealing with sewage sufficient to avoid pollution. Given connect intend to implement a potential solution in the coming months, a condition has been included to ensure the ground floor flat is not occupied as a separate dwelling (i.e. brought into use) until Connect has implemented the planned sewerage improvements.