

## Planning Officer's Report - LDCA SEPTEMBER 2022

<b>APPLICATION</b>	2022/44 – Siting of a 20ft Container for Household Items
<b>PERMISSION SOUGHT</b>	Permission in Full
<b>REGISTERED</b>	7 <sup>th</sup> July 2022
<b>APPLICANT</b>	Janine Rainbow
<b>PARCEL</b>	HTH0602
<b>LOCALITY</b>	Cow Path, Half Tree Hollow
<b>ZONE</b>	Intermediate Zone
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Residential
<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	Comments
2. Energy Division	No Response
3. Fire & Rescue	No Response
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	No Response
11. Sustainable Development	No Response

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|----------------------|-------------------------|
| 12. National Trust   | No Objection            |
| 13. Sure SA Ltd      | No Objection (Comments) |
| 14. Heritage Society | No Response             |

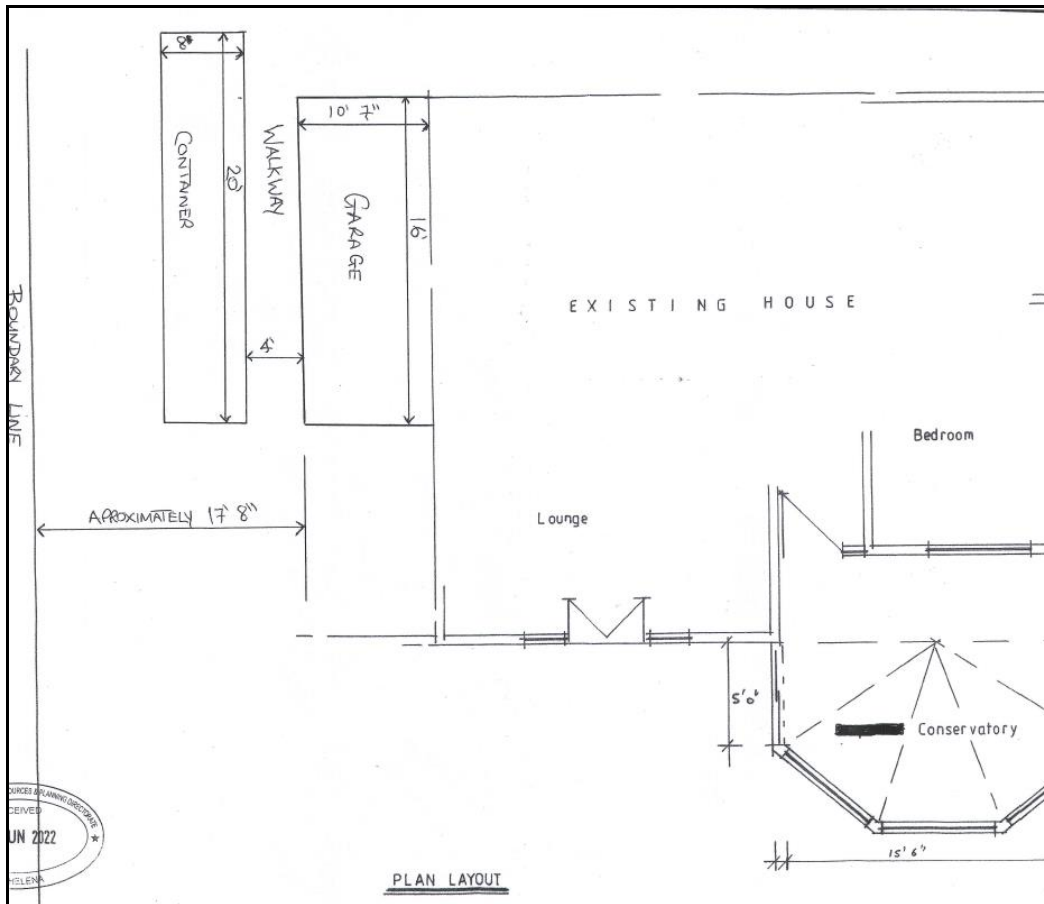
## B. PLANNING OFFICER'S APPRAISAL

The application site is located within Sugar Loaf View, Cow Path, Half Tree Hollow. The site falls within the Intermediate Zone, and not any conservation area.

**Diagram 1: Location Plan**



**Diagram 2: Position of Proposed Container**



## REPRESENTATIONS

No representations were received from neighbouring property owners or members of the public. Some stakeholder comments were received as follows:

**Property Division** – “Applicant has recently defined her property, therefore confident that she is aware of boundary so that no encroachment or issues will arise.”

**Connect St Helena Water & Sewerage** – “No indication of how they are going to be disposing of rainwater.”

**Sure SA Ltd** – “Please be aware of overhead Telecoms cables when positioning the container.”

## POLICY CONSIDERATION

The application was assessed against the Policy on Siting and Use of Containers (Appendix / Policy 6 of the LDCP)

## OFFICER’S ASSESSMENT

The Policy on Siting of Containers considers the location, use and the effect on the visual amenity of the area. The container will be sited within 10m of the existing house alongside the existing garage on the eastern elevation. Although no roof design has

been proposed a condition will be added in accordance with the container policy, to ensure that the container blends in with the existing garage adjoining it. A condition has also been added to ensure roof water is piped to a storage tank. Due to the position of the container, it will sufficiently blend in with the current development, and will not impede on the neighbouring properties principle view above. The container will be used for storage of household items, which means the use will not adversely impact the amenity of the surrounding development.