

Planning Officer's Report - LDCA NOVEMBER 2022

APPLICATION	2022/72 – Proposed Construction of 2 Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	29 th September 2022
APPLICANT	Tessa Yon
PARCEL	HTH1241
LOCALITY	Nr High Knoll, Half Tree Hollow
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Excavated Site
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 30th September 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	14 th October 2022
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

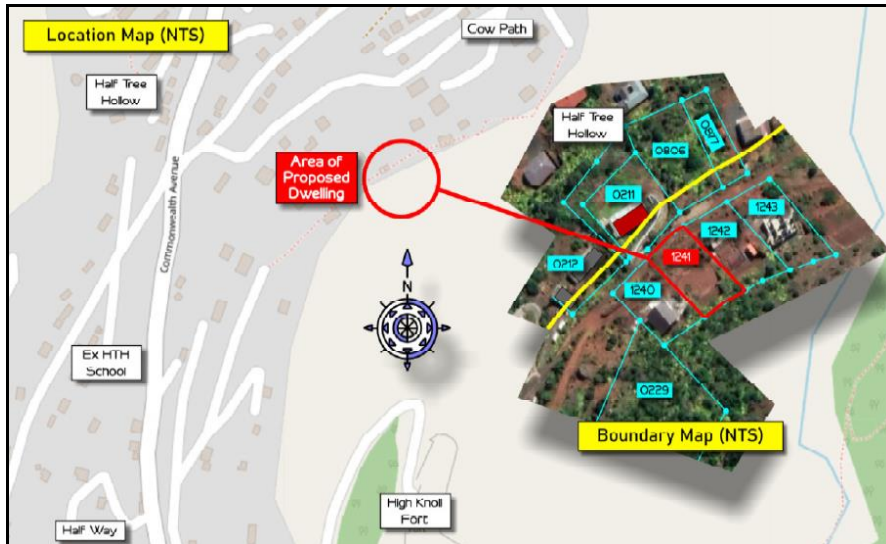
1. Sewage & Water Division	No Response
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted
11. Sustainable Development	No Response
12. National Trust	No Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located near High Knoll, Half Tree Hollow, and is within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



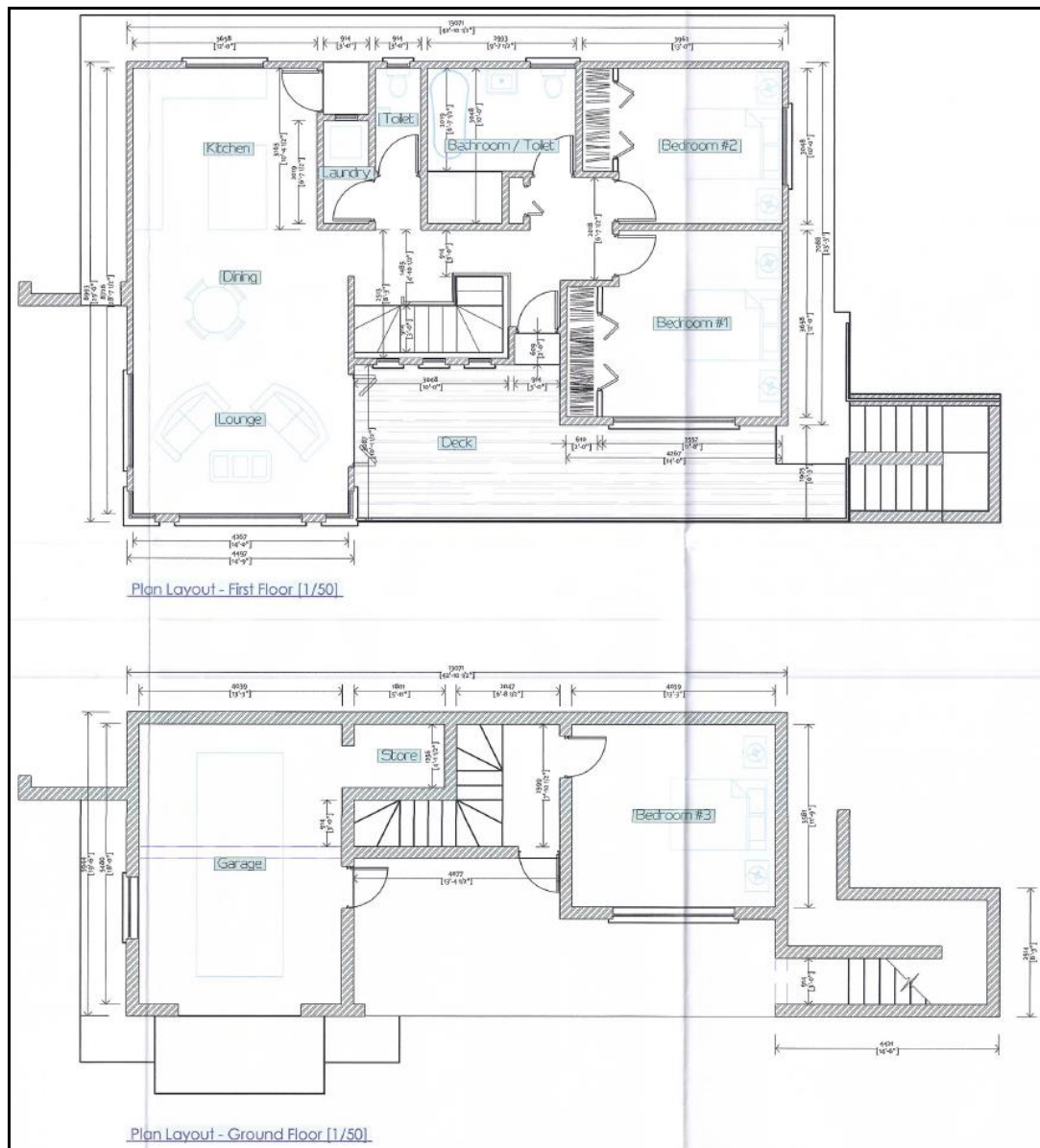
HISTORY

Development permission was previously granted in 2017 for construction of a three bedroom dwelling on the land. Excavation had been carried out, however the developer has now requested to change the house design, where the changes proposed are not considered a minor variation, hence the current development application. The house design from the initial application made in 2017 was a split level dwelling comprising with a hip to gable roof design.

Diagram 2: Approved Elevations - 2017



Diagram 3: Approved Floor Layout - 2017



PROPOSED

The developer proposes to change the building design by altering the length and width of the building, as well as having a more traditional layout with an open planned kitchen, dining and lounge on the ground floor. The master bedroom, second bedroom, laundry room and shared bathroom will be on the first floor. Another change is the roof style, which now comprises of a multiple mono-pitched roofs. External walls will remain built out of concrete blockwork, rendered then painted. Cumulatively these changes were to significant to be considered as a minor variation. In terms of the services to the property, this remains unchanged with the sewerage into the communal system. As this application was granted development permission prior to the embargo, connection will remain available. Electricity and water infrastructure is within the area and can be easily connected to.

Diagram 4: Proposed Site Plan

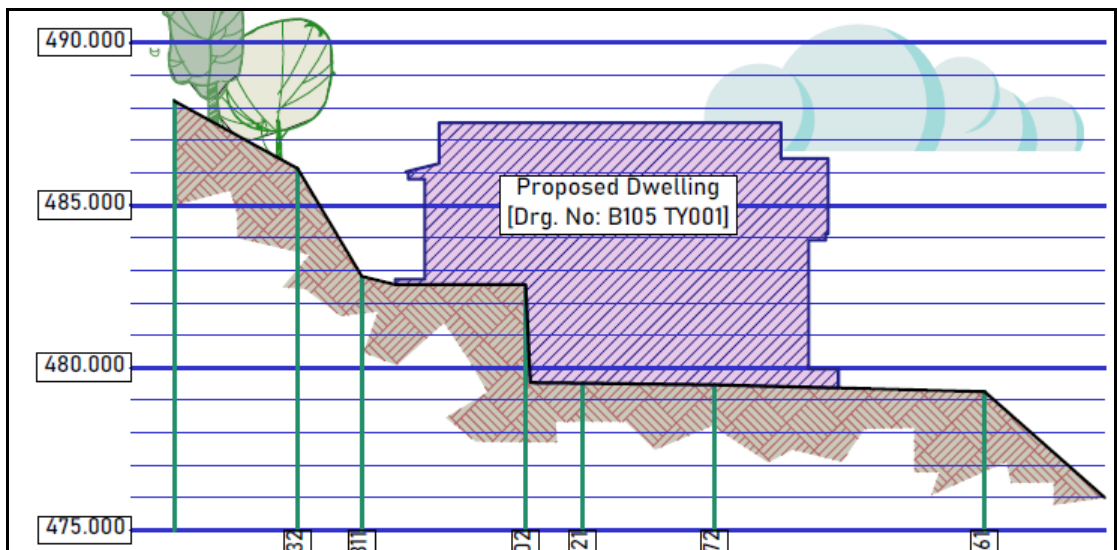
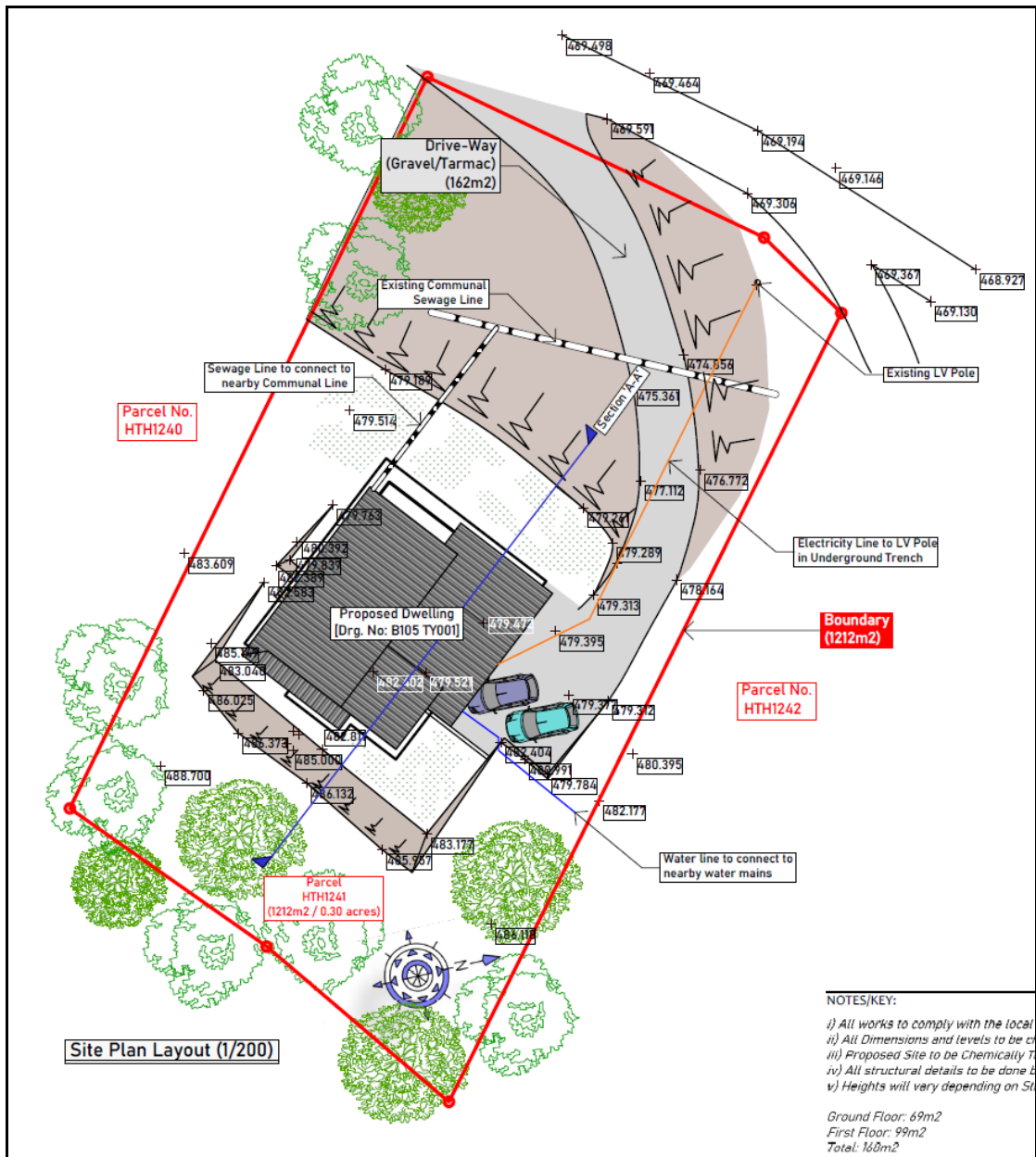
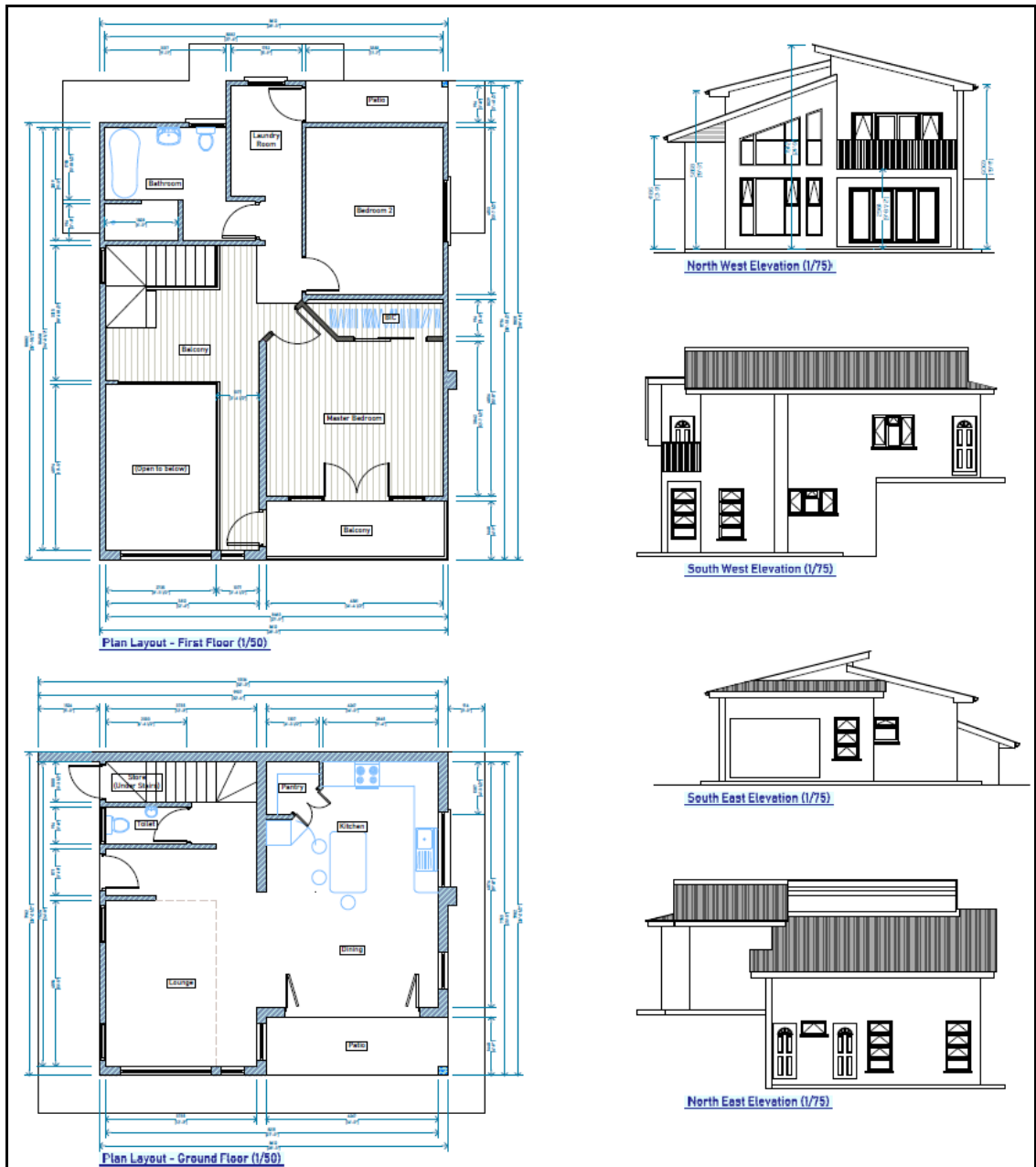


Diagram 5: Proposed Floor Layout & Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

No representations were received from any members of the public or stakeholders.

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)
- Housing Policy
- 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

In assessing the proposal, the use for a residential dwelling in this area has been agreed. The split level design is retained but with a re-arranged internal layout and roof style. The details and appearance of the building is not considered adverse as a result of the intended changes with the design being coherent within itself and surrounding properties, and therefore can be supported.