

Planning Officer's Report – LDCA 1 DECEMBER 2022

APPLICATION	2022/73 – Proposed Construction of 2 Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	11 th October 2022
APPLICANT	Clint Fowler
PARCEL	LWN0526
LOCALITY	Colt Sheds, Longwood
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 13th October 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	27 th October 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 Objection
4. Roads Section	No Objection - Comments
5. Property Division	No Response
6. Environmental Management	No Objection - Comments
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	No Objection
11. Sustainable Development	No Response
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located within the Colt Sheds area of Longwood, and is within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



HISTORY

Development permission was previously granted on a larger portion of Crown land in 2017 within this area for construction of five dwelling units. As a result of the developer not commencing development, Crown has now given the opportunity for another prospective developer to carry out development on this portion of land, albeit on a smaller area.

PROPOSED

The request is now to construct one dwelling unit, which will be positioned towards the southern end of the plot. Cut and fill to create a level platform has been proposed, resulting in an embankment ranging between 2m to 3.5m in height. Access will be gained from the existing dirt track to the east. Proposed is a single storey dwelling comprising of an open planned kitchen, dining and lounge, shared bathroom, WC and two bedrooms. The external walls will be concrete blockwork, rendered then painted with roof coverings made from IBR sheeting. The roof design will be of a gable design.

Diagram 2: Proposed Site Plan

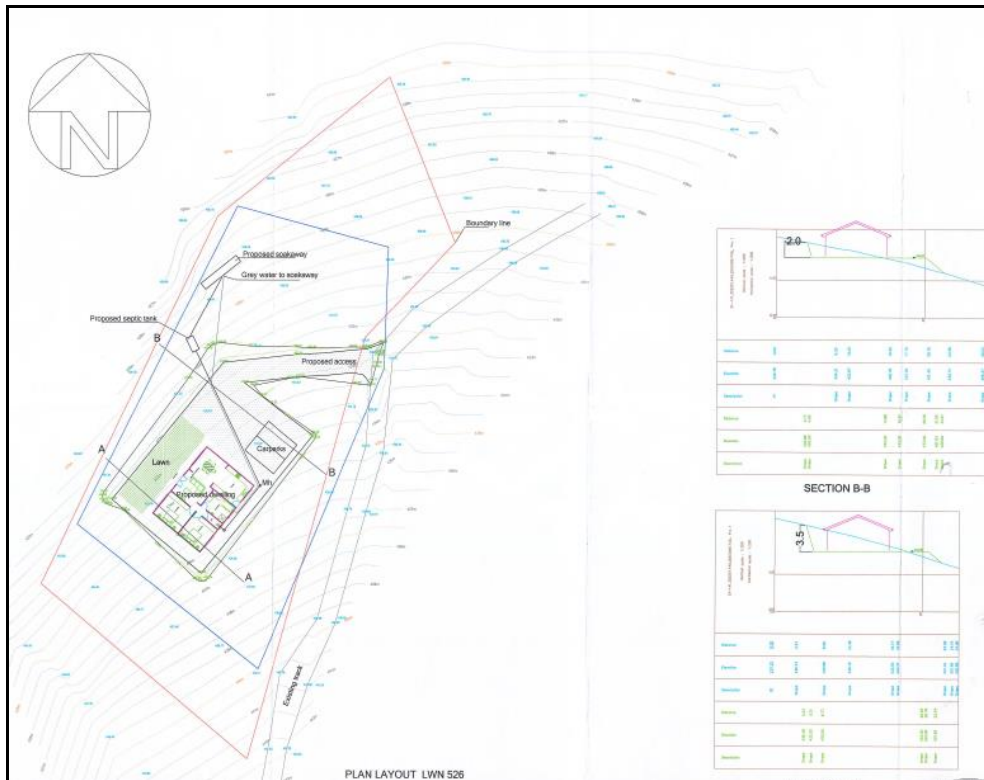


Diagram 3: Proposed Floor Layout

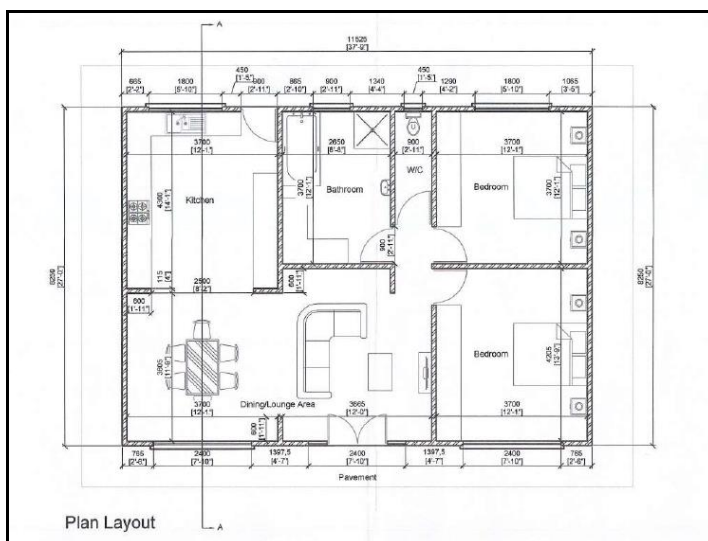
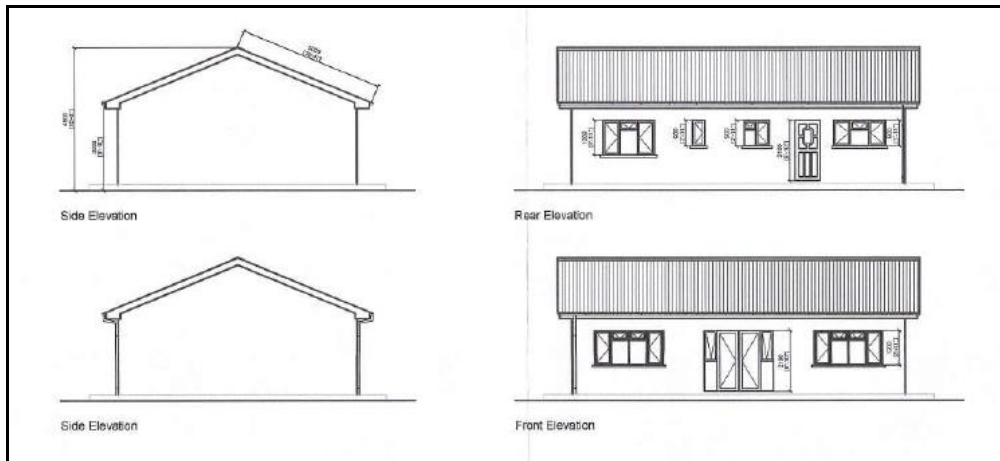


Diagram 4: Proposed Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

No representations were received from members of the public, however comments were made by stakeholders.

Environmental Health - In the event the soakaways becomes a public health nuisance the client will be expected to address and remedy to alleviate the nuisance caused.

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. If appropriate, conditions should also require the applicant to be fully responsible for managing any storm water that falls on the development site. Storm water shall not be discharged onto the public highway/ or to 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)
- 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, this development is consistent with existing uses in the area being that for residential purposes. The layout and orientation of the dwelling has been designed to work with the terrain, and the design of the building is coherent within itself and surrounding properties.