

Planning Officer's Report - LDCA 19 DECEMBER 2022

APPLICATION	2022/79 – Proposed Construction of 2 Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	10 th November 2022
APPLICANT	Chelsea Leo
PARCEL	HTH1442
LOCALITY	Nr HTH Supermarket, Half Tree Hollow
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 11th November 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	25 th November 2022
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	Objection - Comments
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection - Comments
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 Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located approximately 60m south of Half Tree Hollow Supermarket and 40m east of the Clinic, where it is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED

The developer proposes to construct a bungalow, comprising of an open planned kitchen, dining and lounge area, shared bathroom, two bedrooms with porch and two patio's. The configuration of the house has been carefully thought out as a result of the layout of the land, where existing infrastructure restricts a conventional layout being constructed. External walls will be built out of concrete blockwork, rendered then painted. Roof coverings will be made from IBR sheeting. In terms of the services to the property, sewerage will be connected into the communal system. Electricity and water infrastructure is within the area and can be easily connected to. There are existing services running through the site, which will need relocating such as the existing overhead low voltage line, water line and telecommunications line. In terms of embankments to be created, the heights will be approximately 2.3m in height. Parking will be formed just off the main road to the west of the property.

Diagram 2: Proposed Site Plan & Cross Section

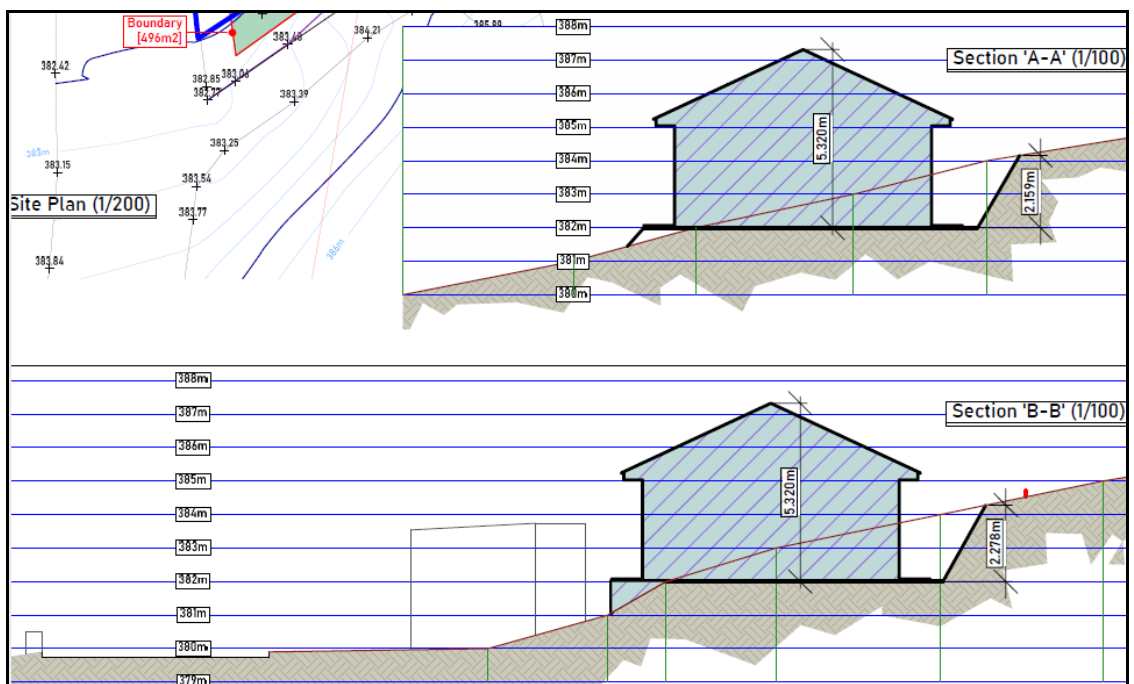
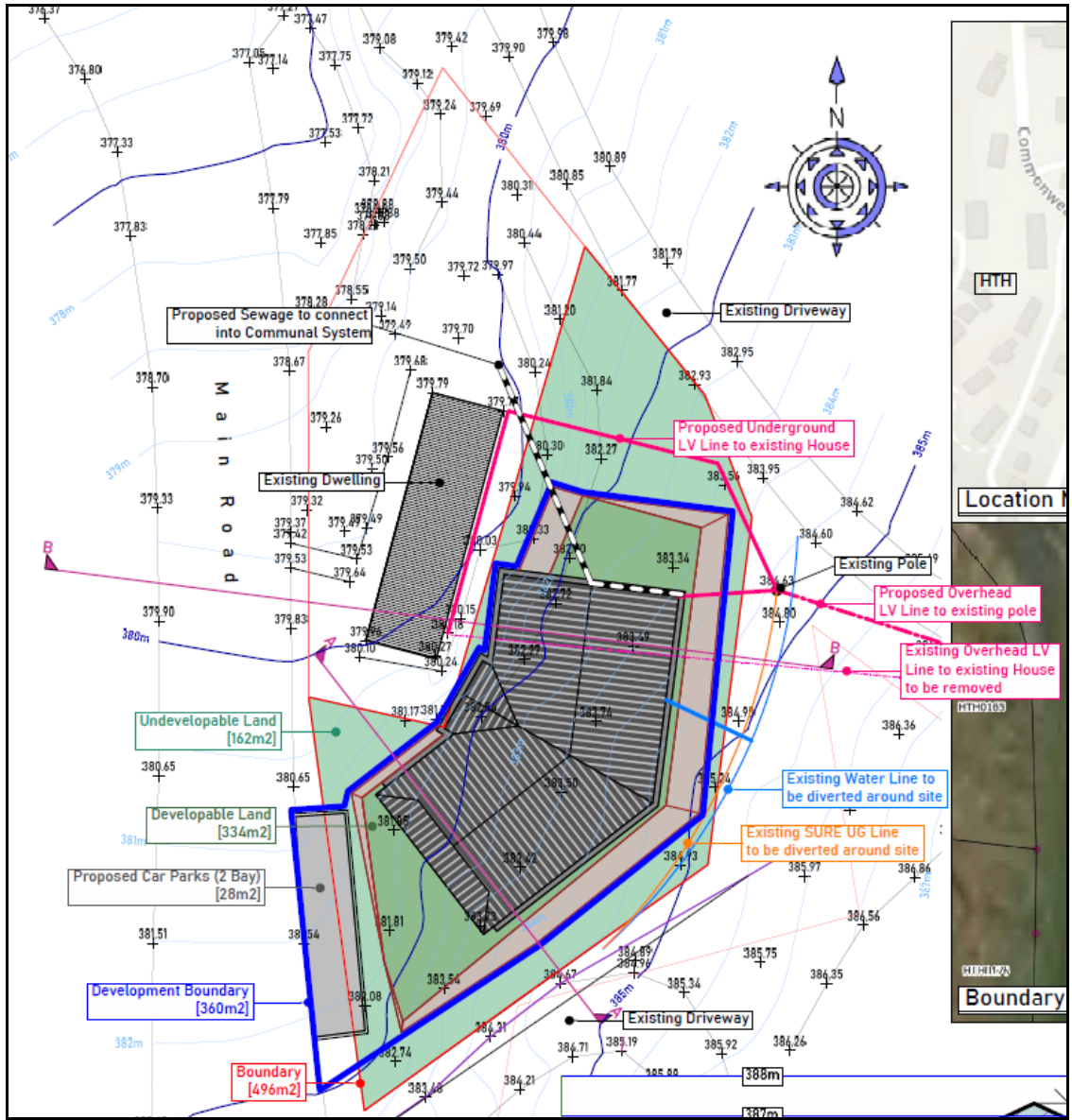
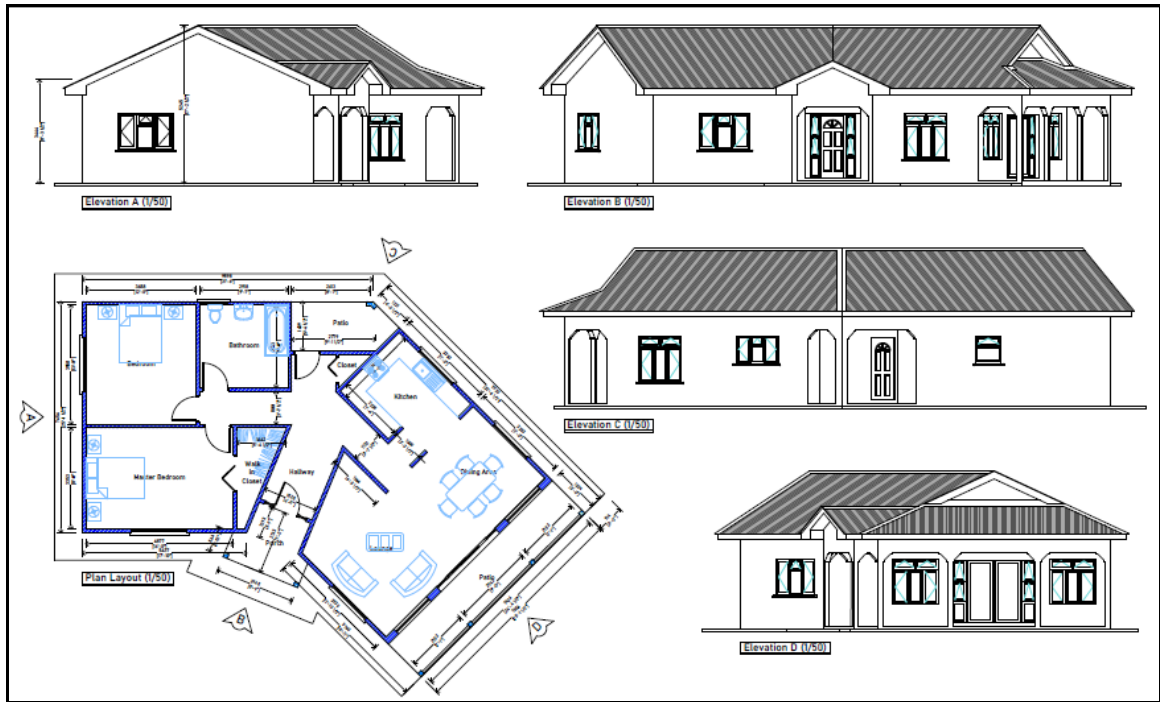


Diagram 3: Proposed Layout & Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

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

Connect St Helena Water & Sewerage – ‘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. Also water main will require relocation, Applicant is aware of this.’

Roads Section – ‘Storm water shall not be discharged onto the public highway/ or to be a nuisance to property owners below them. New access to this property should be cut in a suitable way for vehicles approaching the property and for coming on to the main highway. Please insure the access road joining the main road is suitably surface so the existing road edging doesn’t get damage, and also install drainage as stated above, access road spurs also need to be maintained by the applicant.’

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 is considered appropriate. The siting of the dwelling has been dictated by existing infrastructure and the topography of the land, where it will be situated within close proximity to the existing house, however given its raised position, it will be viewed against the backdrop of existing houses which is not uncommon in Half Tree Hollow given the density of development, in this respect it will not be perceived as being out of character for the area. All services can be provided with exception to sewerage, however once the network has been upgraded then occupation of the dwelling can be allowed. This will be conditioned. Overall, the proposal complies with the intermediate zone policies and therefore can be supported.