

Planning Officer's Report - LDCA 19 DECEMBER 2022

APPLICATION	2022/84 – Proposed Extension to Shop in Construction to form Ground Floor Patio & 3 x 1 Bedroom Apartments on the First Floor
PERMISSION SOUGHT	Full Permission
REGISTERED	22 nd November 2022
APPLICANT	Melvin Benjamin
PARCEL	HTH1455
LOCALITY	Near MTB's Shop, Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing Shop & Shop in Construction
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 24th November 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	8 th December 2022
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	Comments
2. Energy Division	No Objection
3. Fire & Rescue	Comments
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
- 14. Heritage Society

Comments
No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

Development permission was previously granted in August 2022 for construction of a shop on this portion of land next to MTB's Shop in Half Tree Hollow. The plot is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



Currently the development is being constructed and the developer now wishes to carry out a first floor extension of the shop to form three, one bedroom apartments. This will require the construction of an external staircase on the rear of the building, which will then have a walkway that will provide the principle entrance for the apartments. Each unit will comprise an open planned kitchen, dining and lounge area with a bedroom with en-suite and balcony. The external walls will be constructed from concrete blockwork, rendered and then painted, with the roof coverings made from IBR sheeting. The roof design will be of a hip design. Electricity and water infrastructure already exists with the sewerage to be connected into the existing communal system. There is sufficient space for on-site parking.

Diagram 2: Floor Layout

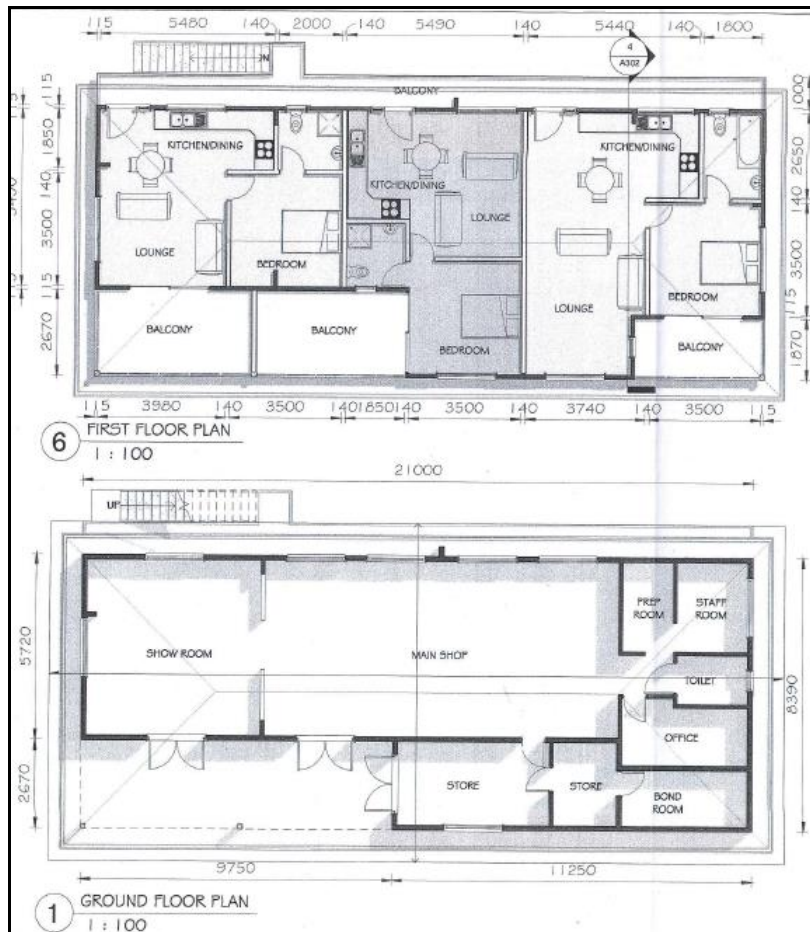


Diagram 3: Proposed Side Elevations

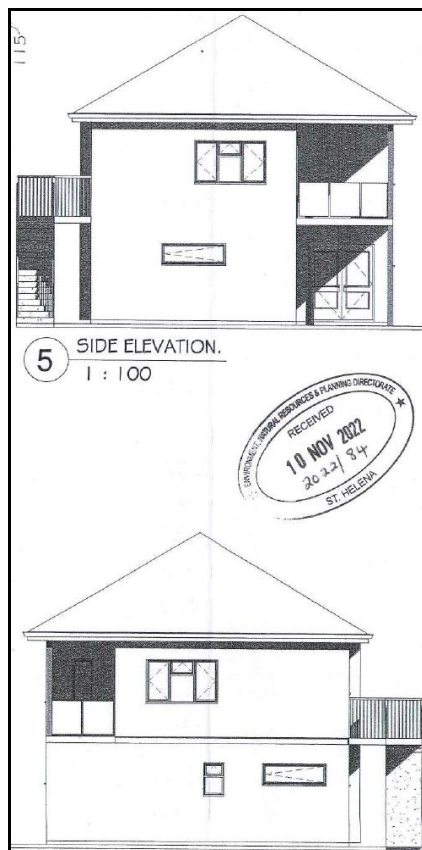
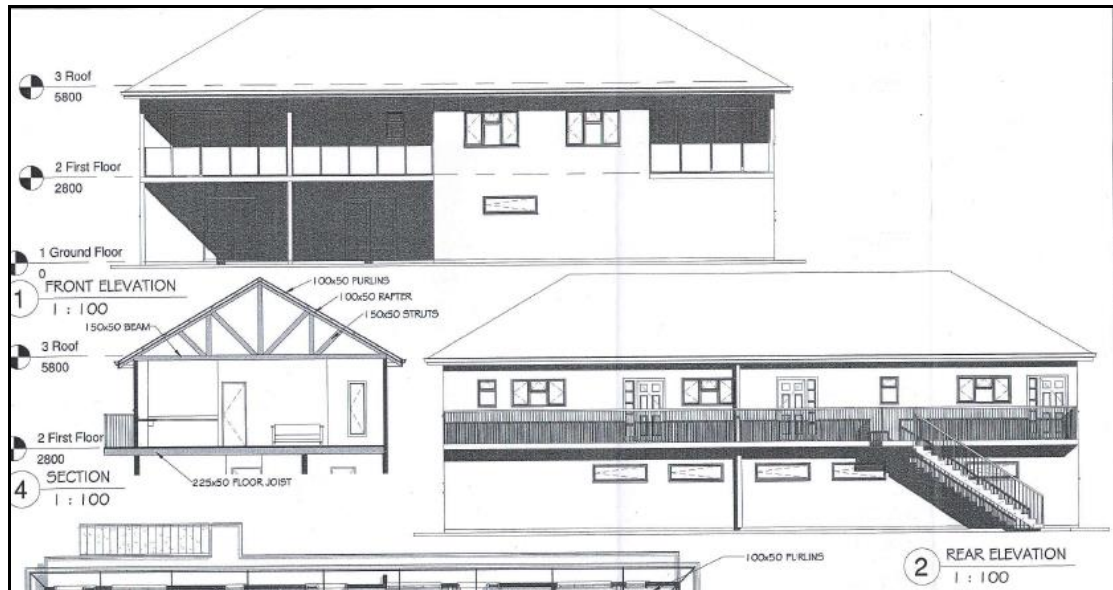


Diagram 4: Proposed Front & Rear Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

No objections or comments were received from members of the public, however comments were received from the following stakeholders.

Connect St Helena Water & Sewerage – ‘Mr Benjamin has been in contact with Connect regarding sewer connection for the flats and we advise that we cannot entertain any new connections at this time however he could transfer his sewer connection from the existing shop to the new shop only.’

Sure SA Ltd – ‘During construction, please be aware of the telephone cable on the route crossing the site from the nearby HV pole.’

St Helena Fire & Rescue – ‘The St Helena Fire & Rescue will need a copy of the building for the installation of active and passive firefighting equipment.’

OFFICER’S ASSESSMENT

In assessing this development, the proposal complies with the Intermediate Zone policies, the extension will be constructed from the same materials and share similar details as that of the shop in construction, and will be coherent in terms of its design and appearance. Although there is an existing sewerage connection, the developer will not be allowed to connect the flats until the sewerage system in Half Tree Hollow has been upgraded; the developer understands this.