

Planning Officer's Report – LDCA FEBRUARY 2023

APPLICATION	2022/89 – Proposed Construction of 1 Bedroom Loft Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	8 th December 2022
APPLICANT	Matthew Joshua
PARCEL	DW0201
LOCALITY	Deadwood
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 9th December 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	23 rd December 2022
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Response
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection - Comments
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
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 within the Deadwood area, just west of the Haul Road (Wirebird Way) and is the last northern plot available for residential development along this stretch of road, where the plot is within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED

The request is now to construct a one bedroom loft dwelling, comprising of an open planned kitchen, dining and lounge area, bedroom with en-suite. A mezzanine floor will be above the bedroom and bathroom, which will overlook the kitchen, dining and lounge area. This space will be used as a study area. Externally will be a patio on the front elevation with a pergola attached. The external walls will be concrete blockwork, rendered then painted with roof coverings made from IBR sheeting. The roof design will be a gable design. Sewerage has been proposed into a septic tank soakaway system, and there is electricity and water supply with the area.

Diagram 2: Proposed Site Plan

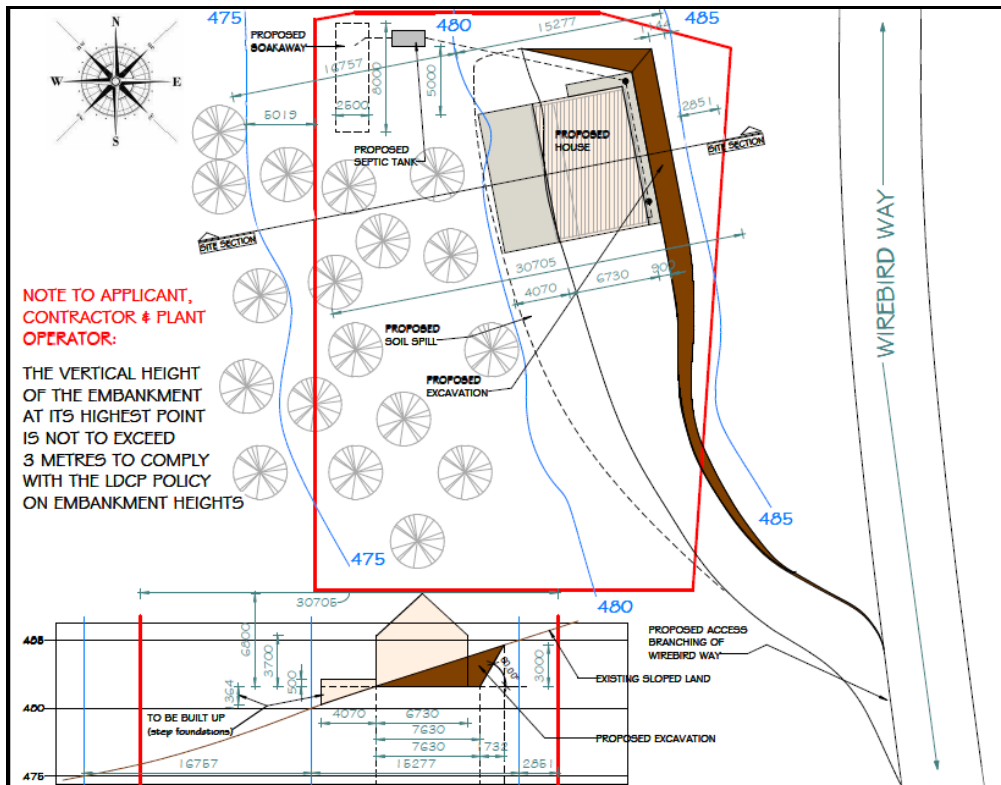


Diagram 3: Proposed Layout

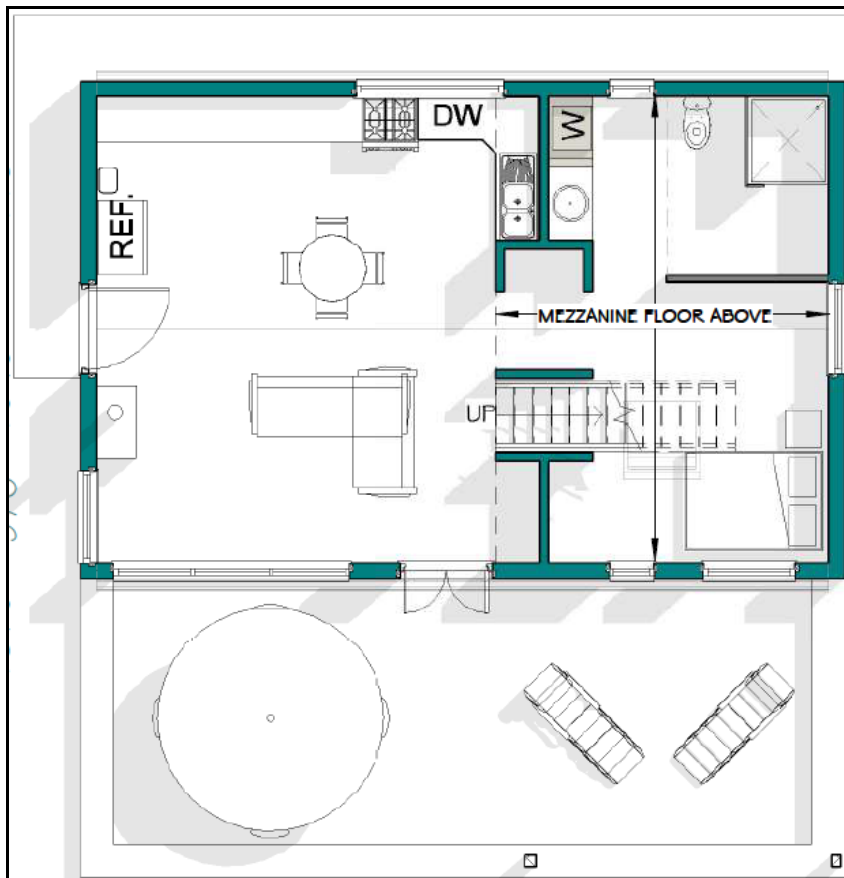
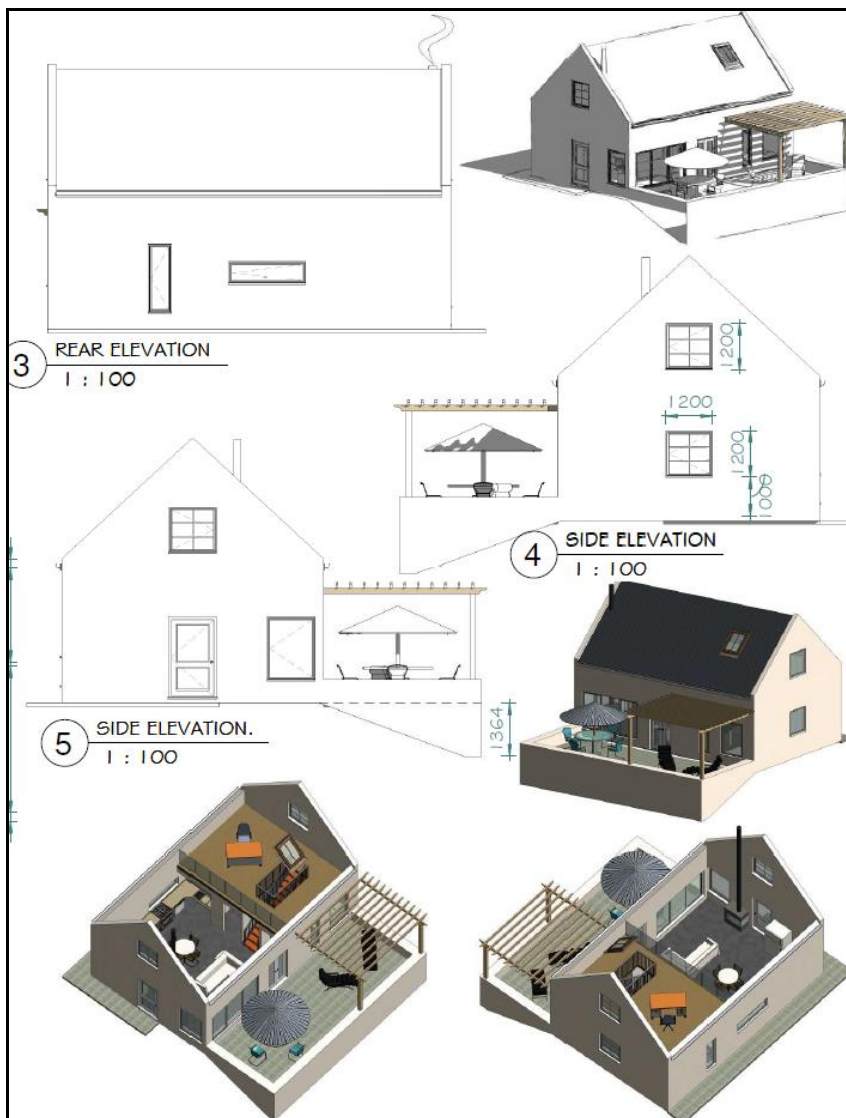
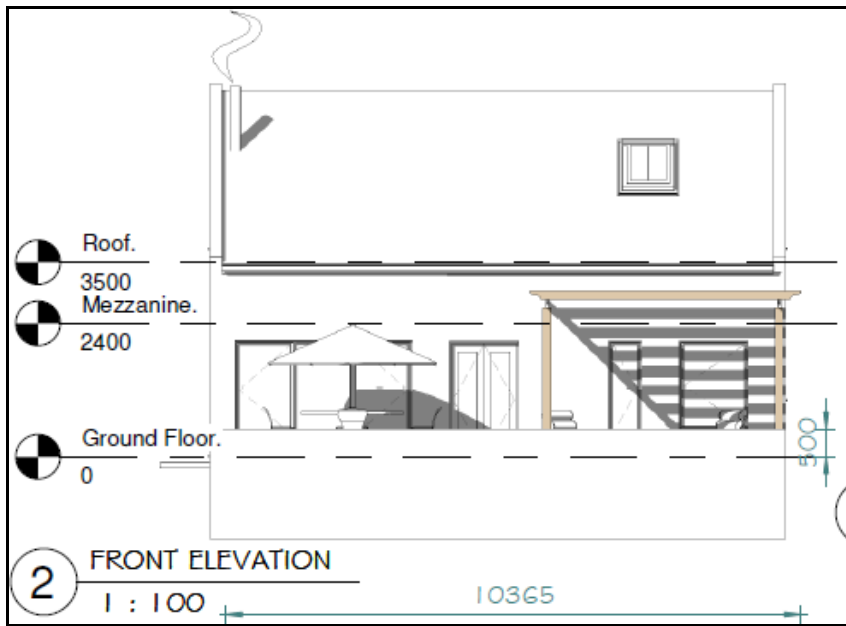


Diagram 4: Proposed Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

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

Property Division – ‘Applicant to ensure that all of the development is to be kept within the boundary. The beginning of the access will be on Crown land but the applicant will be given an easement.’

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. New access to this property should be cut in a suitable way for vehicles approaching the property and for coming onto 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. For Road safety this should also be address 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, 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.