

Planning Officer's Report - LDCA MARCH 2023

APPLICATION	2023/03 – Construction of a 2 Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	26 th January 2023
APPLICANT	Lorraine & Alan Benjamin
PARCEL	HTH1324
LOCALITY	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">▪ Sentinel Newspaper on 26th January 2023▪ A site notice displayed in accordance with Regulations.
EXPIRY	9 th February 2023
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	Objection - Comments
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
- 15. Maritime Authority

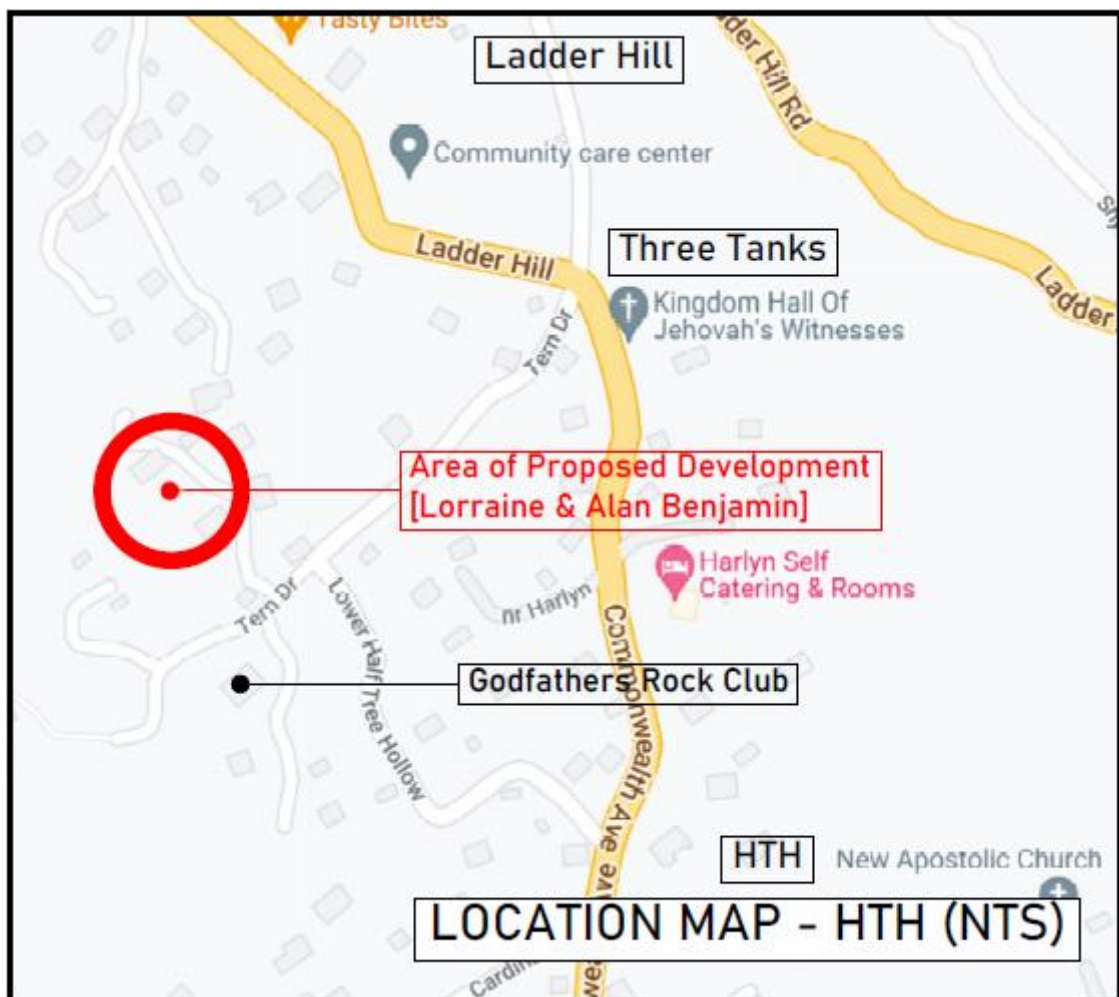
No Response
Not Applicable

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

This plot is located approximately 110 metres North West of the Godfathers Rock Club, Half Tree Hollow, 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 dwelling, comprising of a kitchen, lounge dining area, shared bathroom, two bedrooms and porch. No cut and fill operation will be made for the house, however for the access and parking area a cut measuring less than a metre will be needed. The house itself will utilise the slope of the land and be built up at the front, where it will be supported by columns. External walls will be built out of concrete blockwork, rendered then painted. Roof coverings will be made from IBR sheeting. The roof style will be a hip to gable valley design. 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.

Diagram 2: Proposed Site Plan

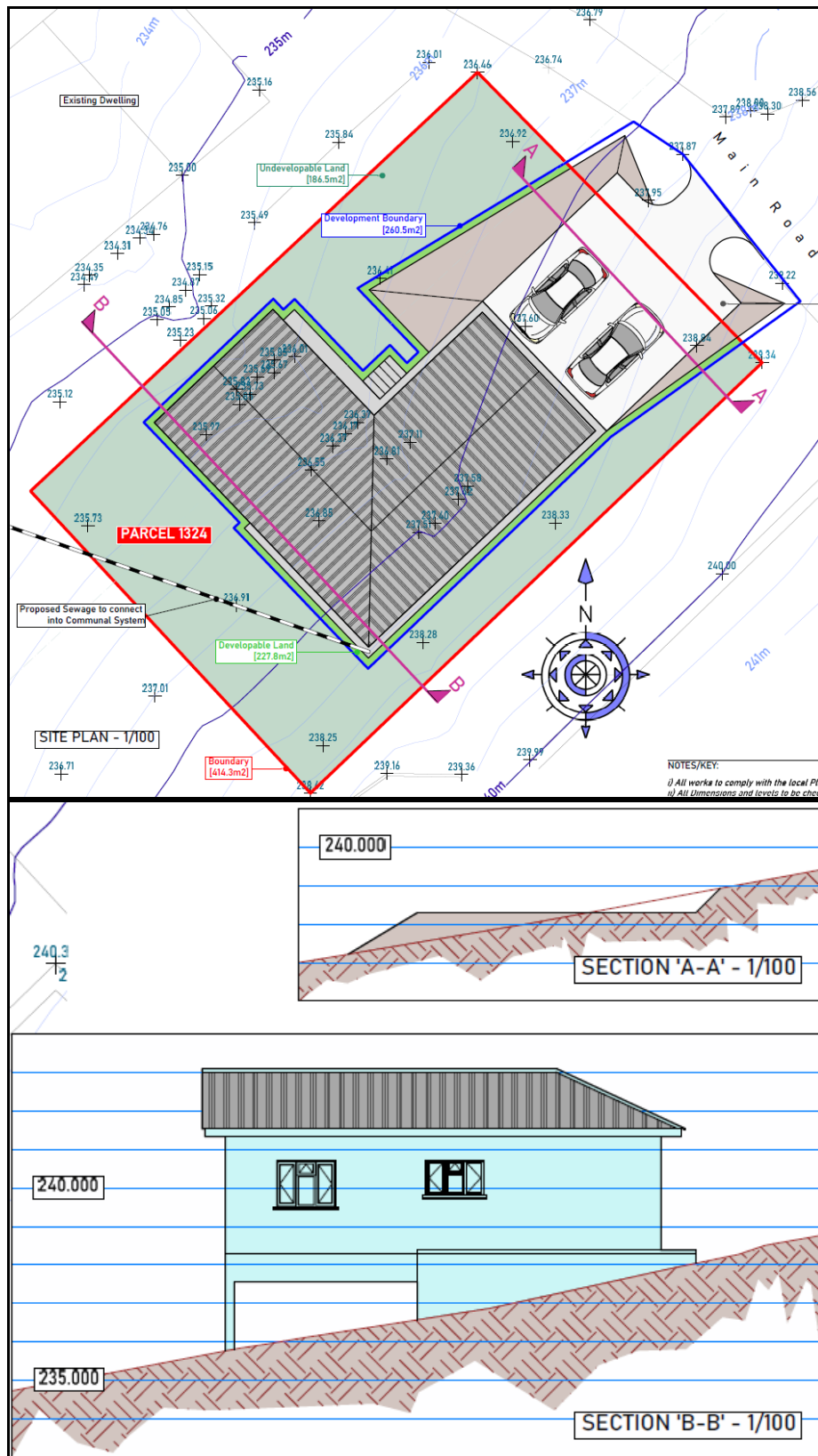
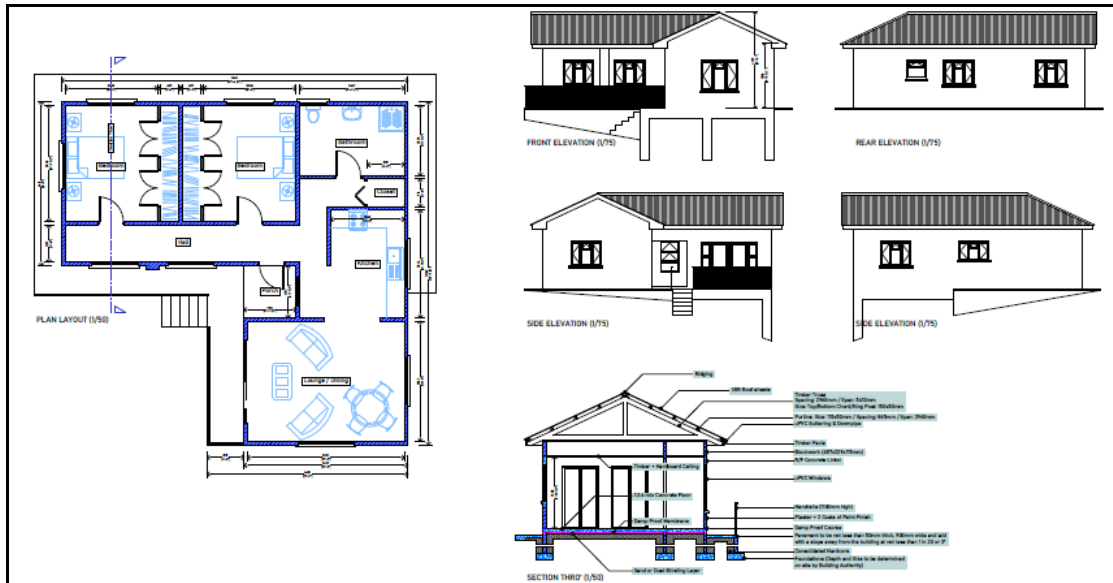


Diagram 3: Floor Layout & Elevations



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.’

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 purposes is consistent with this area. The siting of the dwelling in relation to the neighbouring properties follows the same orientation facing north, north west, with the construction of the dwelling

requiring minimal excavation of the land. The scale of the development shares similar footprint to that of surrounding properties, details such as the roof style, window and door designs, and materials all demonstrate a coherence with 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.