

## Planning Officer's Report - LDCA 6 APRIL 2023

<b>APPLICATION</b>	<b>2023/01</b> – Proposed Construction of a 1 Bedroom Dwelling
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	12 <sup>th</sup> January 2023
<b>APPLICANT</b>	Patricia D O'Dean
<b>PARCEL</b>	RV0012
<b>LOCALITY</b>	Rupert's Valley
<b>ZONE</b>	Coastal Zone
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Residential Garden Land
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 13<sup>th</sup> January 2023</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	27 <sup>th</sup> January 2023
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No 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 Objection
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 east of the existing Cannery building in Rupert's Valley, where it is designated within the Coastal Zone and has no conservation area restrictions.

**Diagram 1: Location Plan**

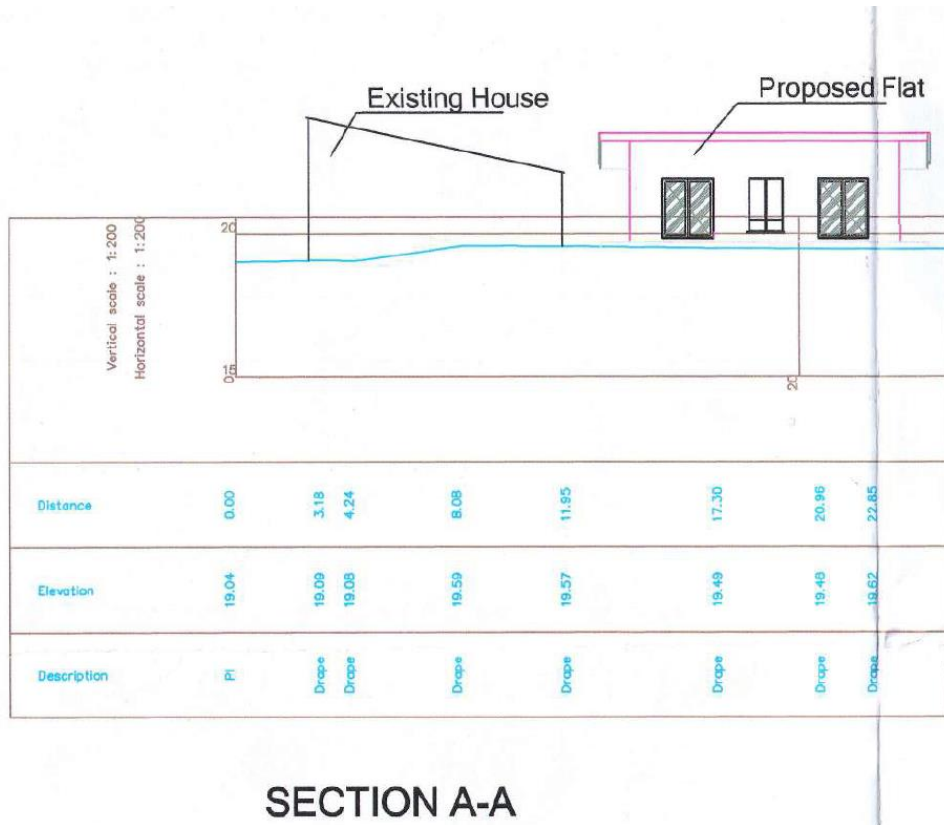


### PROPOSED

The applicant proposes to construct a one bedroom flat on garden land to the rear of the existing dwelling, which can be accessed from the street via a covered area attached to the south side of the existing building. The original part of the building is constructed of traditional stone which has subsequently been extended using modern construction methods. The building is not listed.

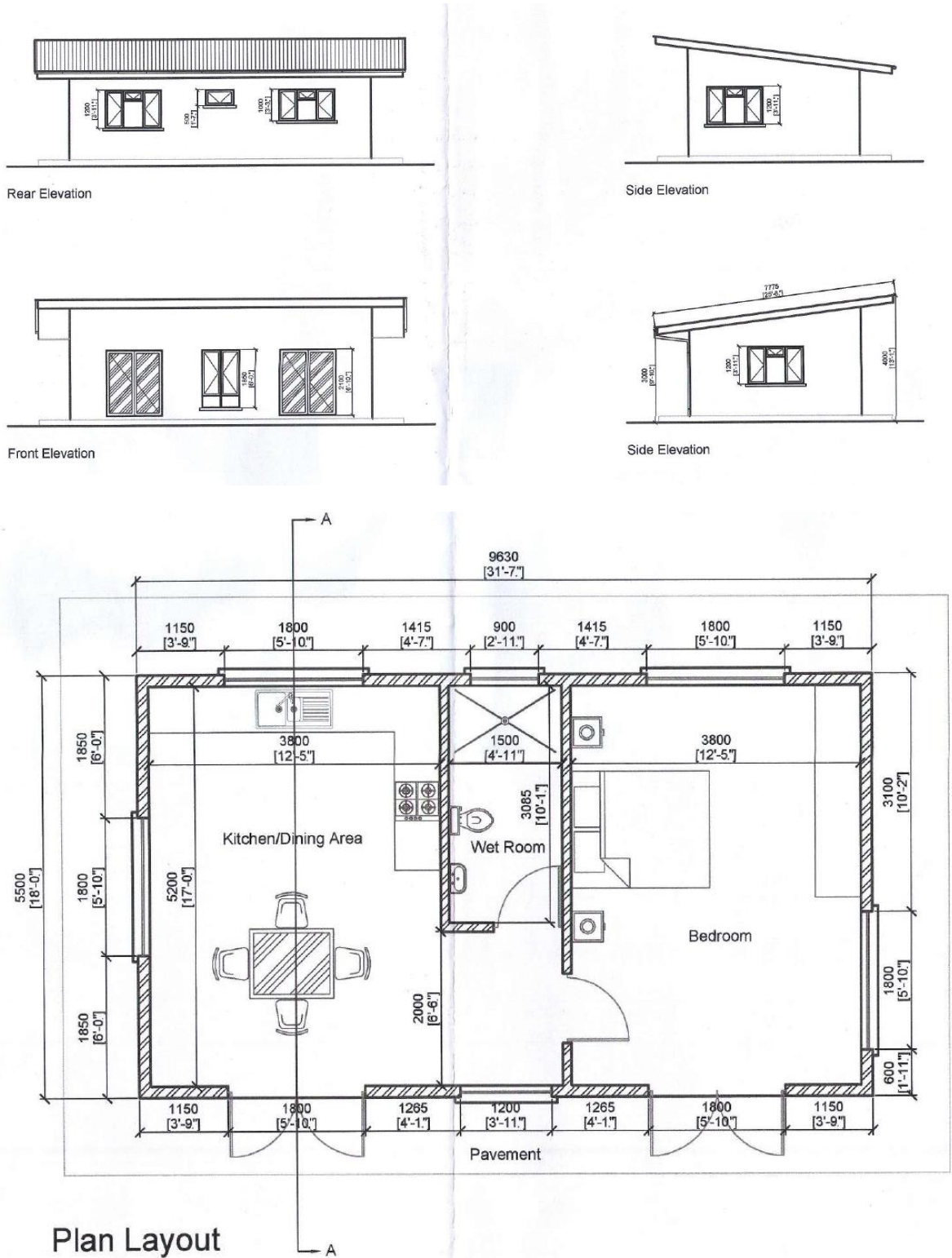
## Diagram 2: Proposed Site Plan & Cross Section





The proposal comprises of an open plan kitchen dining area, a bedroom and bathroom. External walls will be built out of concrete blockwork, rendered then painted. Roof coverings will be IBR sheeting. In terms of the services to the property, sewerage and grey water will be connected into the communal system. Electricity and water infrastructure is within the area and can be easily connected to. No excavation is required apart from for the foundations of the building. There is sufficient space for parking close to the property. Storm water will be piped to storage tanks.

### Diagram 3: Proposed Layout & Elevations



### STAKEHOLDER FEEDBACK & REPRESENTATIONS

No representations were received from any members of the public. No objections were received from any stakeholders but the following comments were received:

**Connect St Helena Water & Sewerage** – “Note the communal sewer in Rupert’s has not yet been commissioned”

**Roads Section** – “I also cannot comment on Rock fall, this would need to come from the Rock guard supervisor.”

Senior Rock Guard Supervisor – “I Matthew Williams have no Objection to this development taking place in the mentioned area, We the Rock Guards have, and always scan these zones.”

#### **OFFICER RESPONSE**

The communal sewerage system will need to be upgraded before the proposed dwelling can be occupied. It is anticipated the upgrade will be completed this year. A condition has been included to ensure the new property cannot be occupied until the communal system has been completed.

No significant excavation is required and the proposal is not within the area of a known burial ground. Outside of known Burial Grounds, The Trans-Atlantic Slave Memorial Master Plan recommends a Watching Brief for future development to ensure development does not unearth any cultural material. A condition has therefore been included requiring an archaeological watching brief to be submitted and approved prior to any excavation in accordance with the Master Plan.

#### **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:

- Coastal Zone Policies: CZ1, CZ3
- Housing Policy
- Water: Policy W2, W3
- Sewage, storm and Drainage: Policies SD1 (b, c) and SD7
- Road and Transport Policies: RT1 (d), RT3 and RT7
- Built Heritage Policies: BH1, BH6

#### **OFFICER'S ASSESSMENT**

The use of the site for residential use is already established as the proposed dwelling is on residential garden land on an existing residential plot. The density of existing development in the area is relatively high and the location of the new development is behind the row of existing houses. The natural appearance and ecology of the Coastal Zone would therefore be retained in this location.

Although the new dwelling is located close to the existing dwelling, it is not uncommon in this location for the majority of the parcel to be covered by buildings. The development is therefore considered to form a coherent whole with surrounding properties in terms of scale, details, external materials and landscaping. It would also not materially damage the amenity of existing buildings and no objections have been received in this respect.

Storm water and sewerage will be separate. Rainwater will be piped to a storage tank and reused as appropriate and sewage will be connected to the communal sewerage system once it has been upgraded.

There is sufficient parking close by for vehicles to park safely without harming the amenity of residents.

The proposal is not in any of the known burial grounds in Rupert's Valley and a condition has therefore been added for a watching brief as recommended in the Trans-Atlantic Slave Memorial Master Plan.

Overall, the proposal complies with the relevant policies in the LDCP, including the Coastal Zone policies, and therefore can be supported.