

## Planning Officer's Report - LDCA JUNE 2023

<b>APPLICATION</b>	<b>2023/12</b> – Construction of a 2 Bedroom Dwelling
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	9 <sup>th</sup> March 2023
<b>APPLICANT</b>	Anisa Moyce
<b>PARCEL</b>	HTH0700
<b>LOCALITY</b>	Nr Harlyn, Half Tree Hollow
<b>ZONE</b>	Intermediate Zone
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper on 10<sup>th</sup> March 2023</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	24 <sup>th</sup> March 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	Objection - Comments
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection - Comments
5. Property Division	No Objection
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 Objection
12. National Trust	No Objection

- |                        |                         |
|------------------------|-------------------------|
| 13. Sure SA Ltd        | No Objection - Comments |
| 14. Heritage Society   | No Response             |
| 15. Maritime Authority | Not Applicable          |

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

This plot is located approximately 100m south west of Kingdom Hall within Half Tree Hollow, where it is designated within the Intermediate Zone and has no conservation area restrictions.

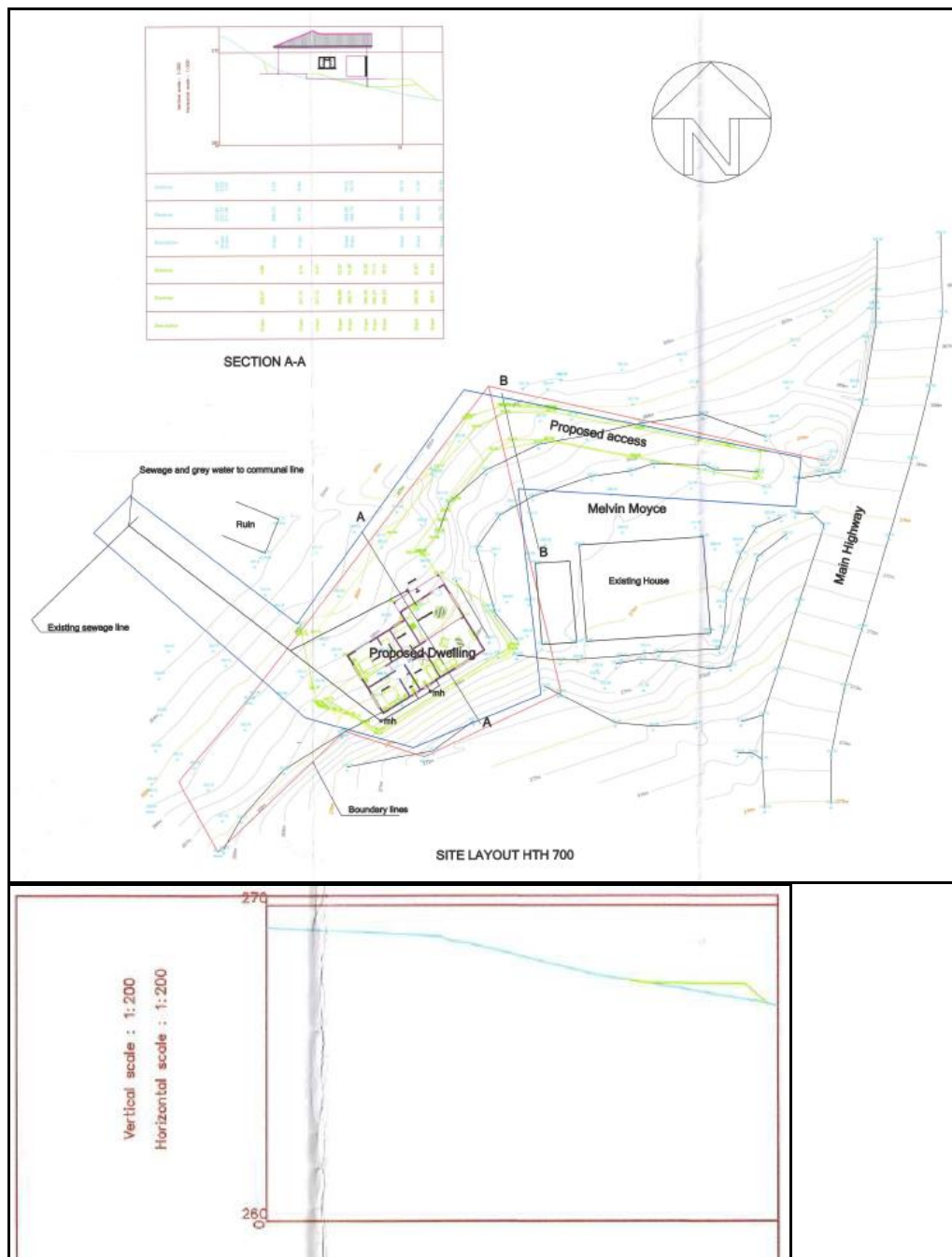
**Diagram 1: Location Plan**



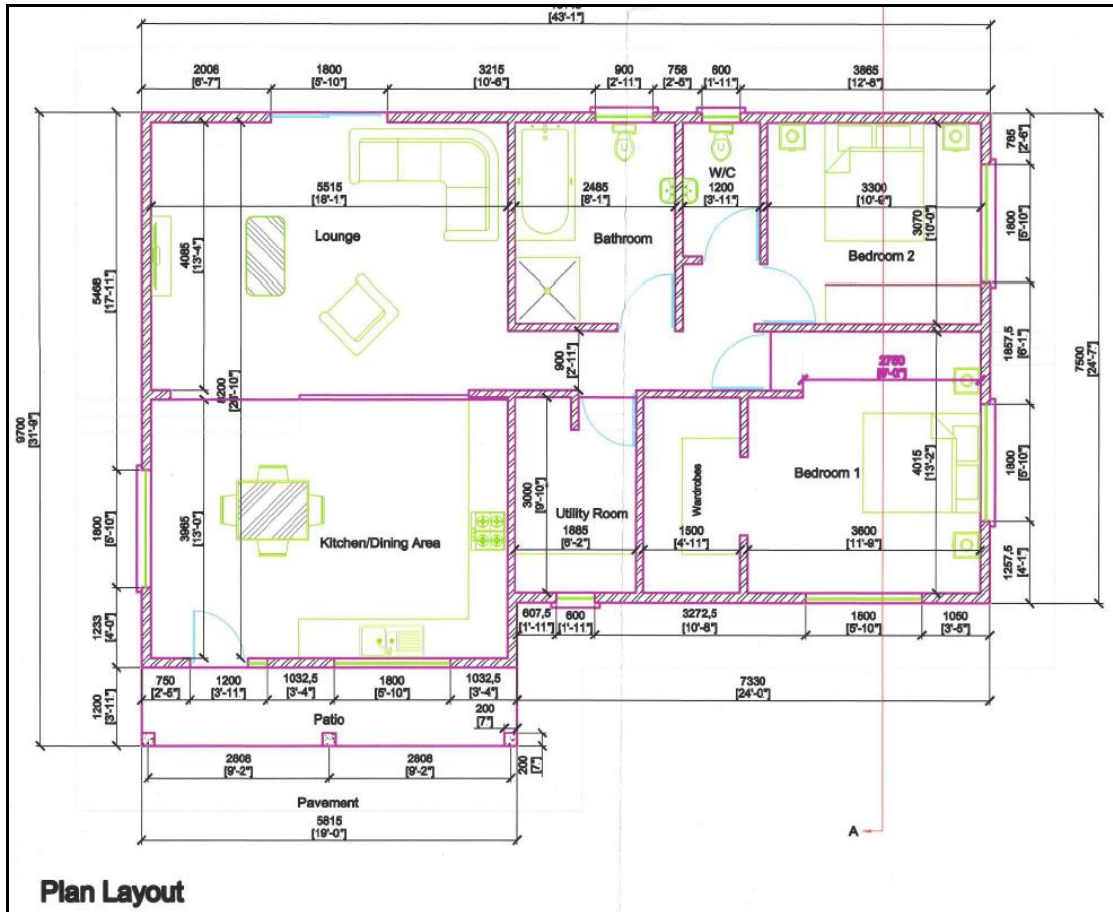
## PROPOSED

The developer proposes to construct a dwelling, comprising of a kitchen, dining lounge dining area, shared bathroom, utility room, two bedrooms and patio. The house itself will utilise the slope of the land with limited excavation to be carried out with some infilling at the front of the property. Access to the dwelling will be from the neighbouring property to the east, where the road will be pushed from the neighbour's platform through to the development site. 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.'

**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. Tie into the existing access will be good for us.'

**Sure SA Ltd** – 'Telecoms cable to Stuart Leo's residence in the vicinity of proposed access, on the same route as the LV cable. Please be aware of this during excavations/construction. If it is necessary to relocate this cable, please contact Sure SA Ltd for further information.'

## **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 siting of the dwelling in relation to the neighbouring properties follows the same orientation facing northerly direction, and responds well to the context of the area with limited excavation needed. 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 makes use of an outfall piece of Crown land that would otherwise be land locked for development, therefore the development can be supported.