

## Planning Officer's Report - LDCA MAY 2023

<b>APPLICATION</b>	<b>2023/13</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>	Mara Obey
<b>PARCEL</b>	LWN0492
<b>LOCALITY</b>	Mulberry Gut, Longwood
<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>▪ Independent 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	No Objection
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	No Objection - Comments
10. Aerodrome Safe Guarding	No Objection
11. Sustainable Development	No Objection
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 within Mulberry Gut, Longwood near the junction from Colt Sheds onto the Haul Road. The site is designated within the Intermediate Zone and has no conservation area restrictions.

**Diagram 1: Location Plan**



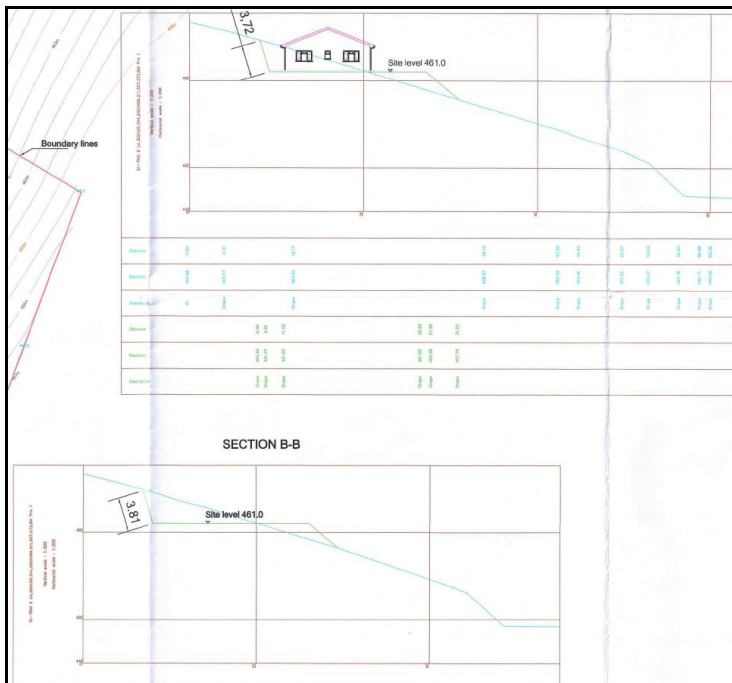
**PROPOSED**

The developer proposes to construct a dwelling, comprising of a kitchen, lounge dining area, shared bathroom, two bedrooms and verandah. Access will be gained from the Haul Road, which will traverse most of the northern part of the plot, leading towards the site platform on the southern corner. Cut and fill operations to create the level platform will be required, where an embankment measuring approximately 3.8m. The dwelling will be positioned towards the southern side of the platform and parking/turn around area to the north. 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 of a gable design. In terms of the services to the property, sewerage will be connected into a septic tank soakaway system. Electricity and water infrastructure is within the area and can be easily connected to.

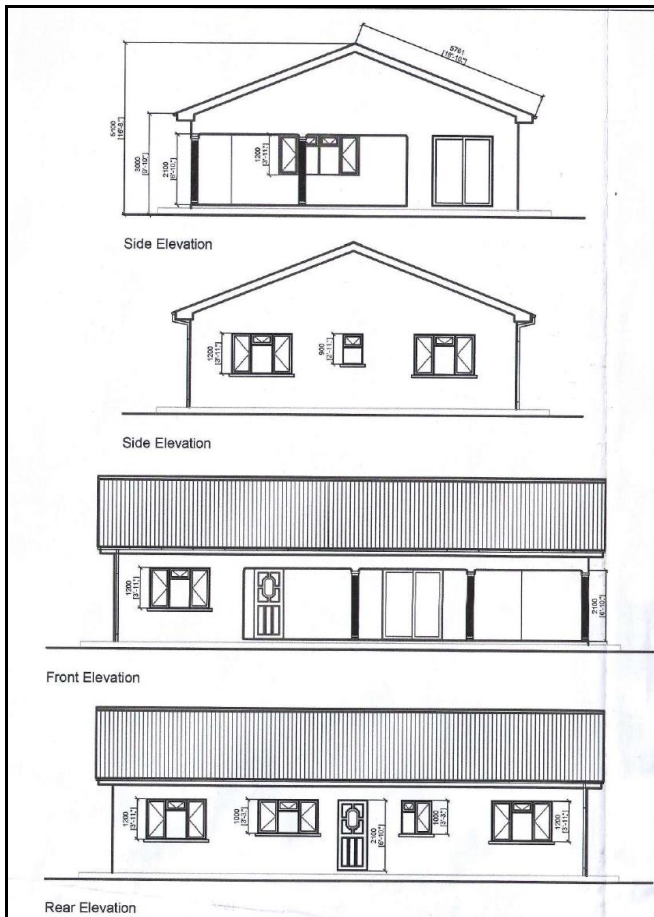
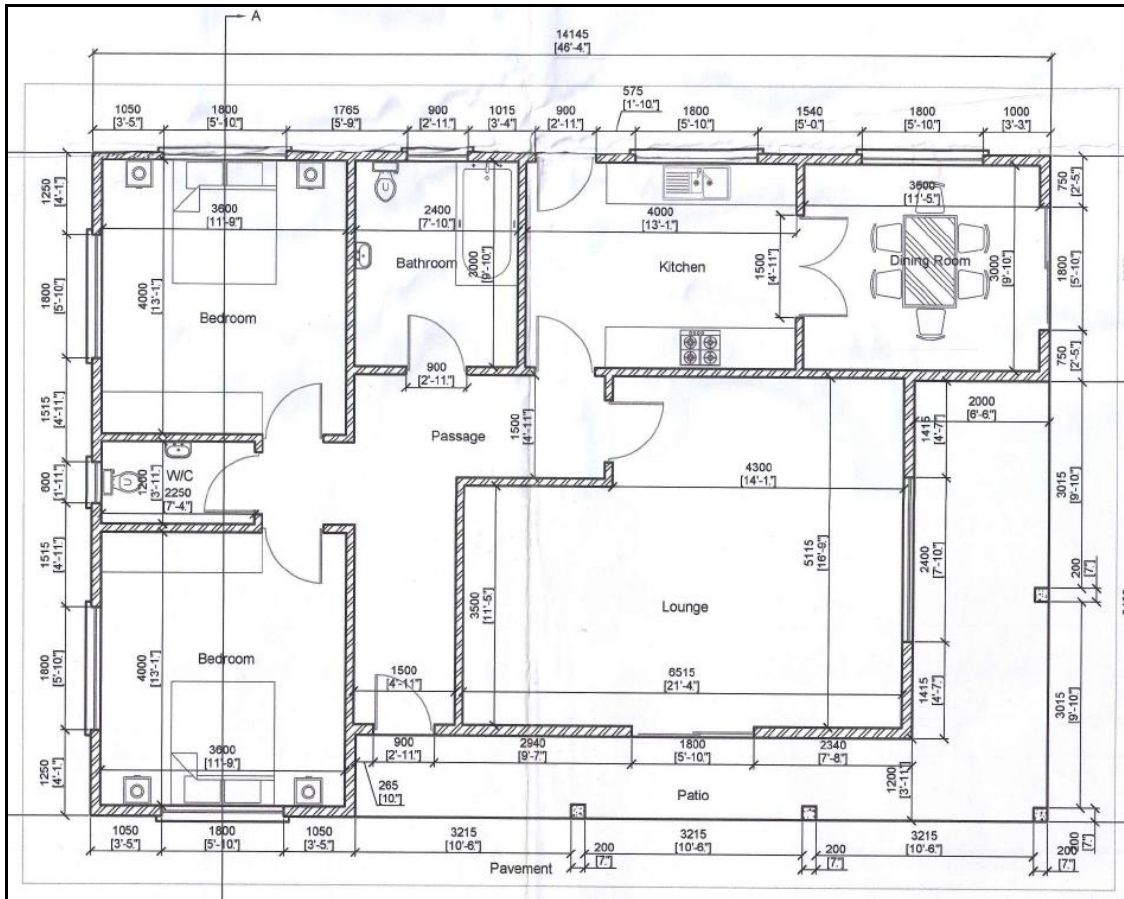
**Diagram 2: Proposed Site Plan**



**Diagram 3: Site Sections**



### Diagram 4: Floor Layout & Elevations



## **OFFICER'S ASSESSMENT**

The plot is situated on Crown land, where it was identified for potential residential development. This is the only plot on the eastern side of this particular stretch of the Haul Road. Access will be gained from the Haul Road, where there has been a number of points raised from the Roads Section when it comes to egress onto the main road, a condition will be added to ensure the stakeholders are satisfied. The siting of the dwelling is moderately ideal, given the topography 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. Overall, the proposal complies with the intermediate zone policies and therefore can be supported.