

Planning Officer's Report - LDCA MAY 2023

APPLICATION	2023/15 – Construction of a 3 Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	23 rd March 2023
APPLICANT	Jodi Joshua
PARCEL	AF0335
LOCALITY	The Briars
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Derelict Stone House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 23rd March 2023▪ A site notice displayed in accordance with Regulations.
EXPIRY	6 th April 2023
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	Objection – Comments
2. Energy Division	No Objection
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 Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection

- 14. Heritage Society
- 15. Maritime Authority

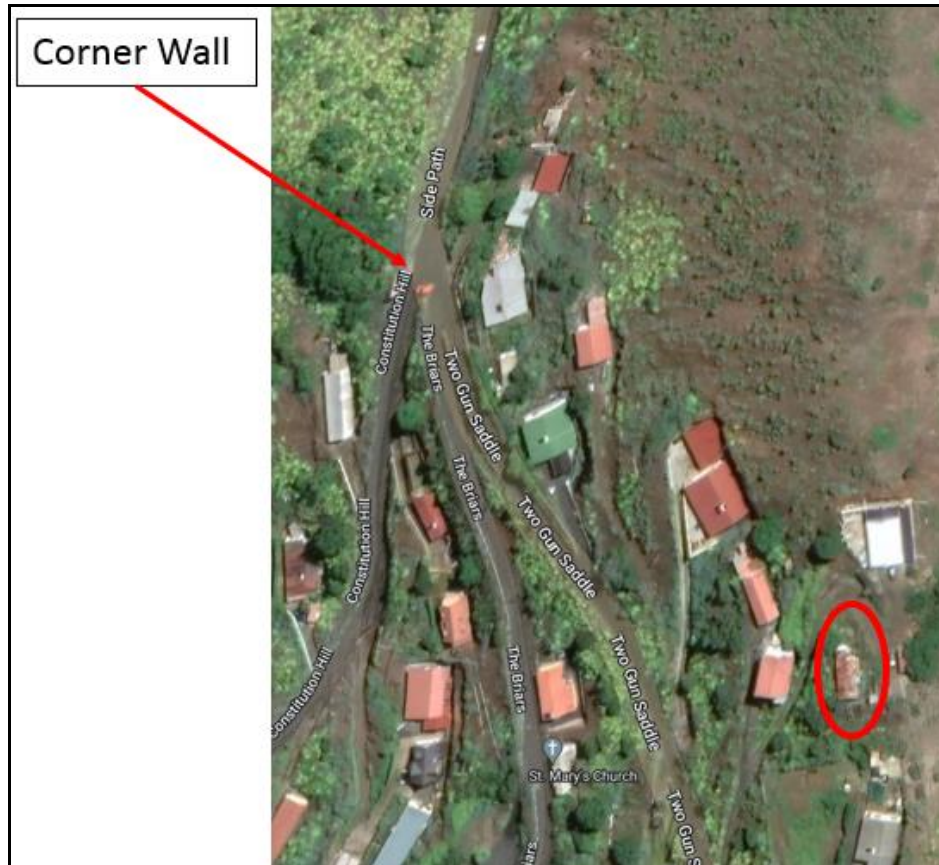
No Response
Not Applicable

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

This plot is located within the Briars area. The site is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED

The developer proposes to demolish an existing derelict house and construct a dwelling, comprising of an open planned kitchen, dining and lounge area, shared bathroom, two bedrooms, master bedroom with en-suite and verandah. Cut and fill operations to create the level platform will be required, where an embankment measuring approximately 3.6m. The dwelling will be positioned towards the eastern side of the platform and parking/turn around area to the west. 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 hip design. In terms of the services to the property, sewerage will be connected into the existing communal system. Electricity and water infrastructure is within the area and can be easily connected to.

Diagram 2: Proposed Site Plan

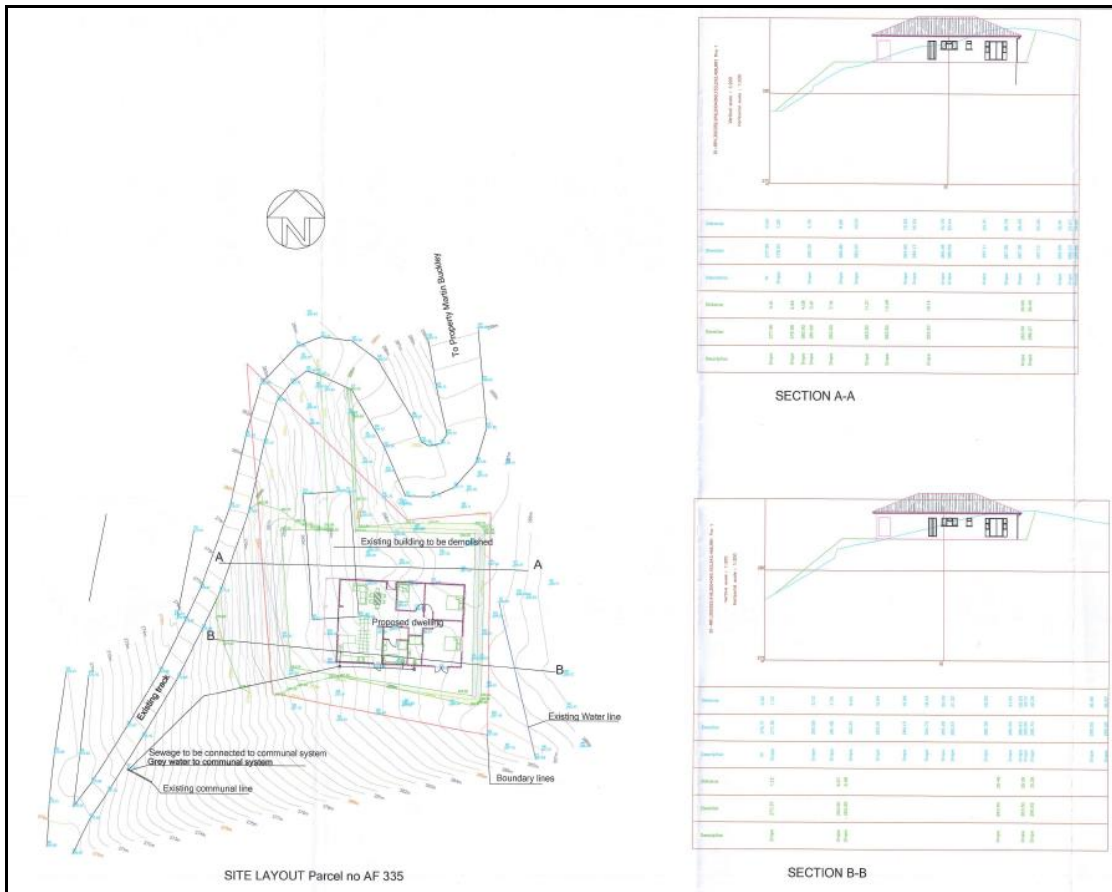


Diagram 3: Proposed Floor Layout

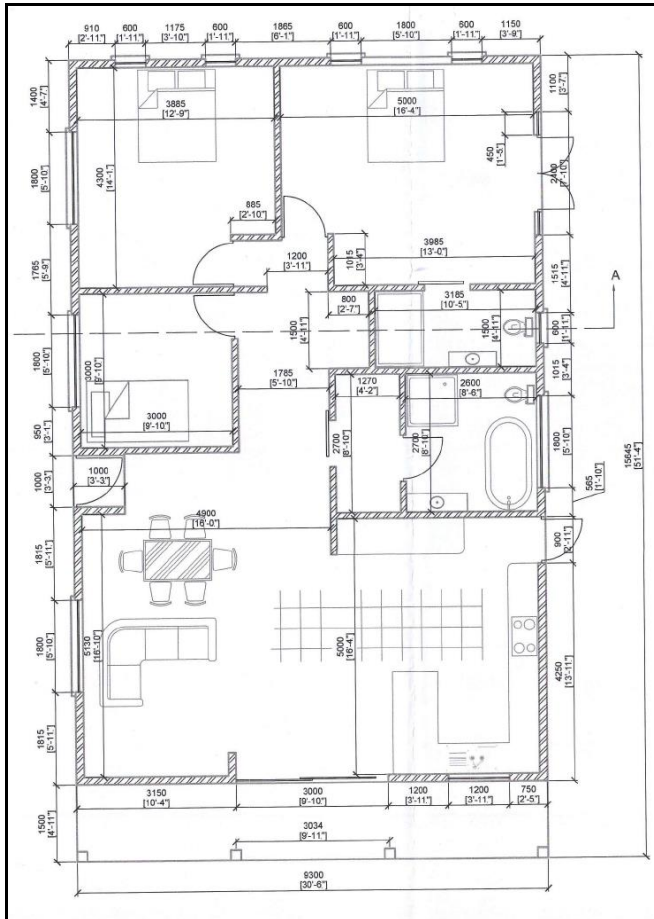


Diagram 4: Proposed Elevations



OFFICER'S ASSESSMENT

The plot is a privately owned portion of land previously used for residential purposes. The siting of the dwelling will change from the previous development, where a significant amount of excavation will be needed to accommodate the new development. 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.