# Planning Officer's Report - LDCA JUNE 2023

**APPLICATION 2023/18** – Construction of a 3 Bedroom Dwelling

PERMISSION SOUGHT Full Permission

**REGISTERED** 4<sup>th</sup> May 2023

**APPLICANT** Tjay R Coleman

PARCEL SH0546

LOCALITY Nr Springbok, Levelwood

**ZONE** Intermediate Zone

CONSERVATION AREA None

CURRENT USE Vacant

**PUBLICITY** The application was advertised as follows:

Sentinel Newspaper on 4<sup>th</sup> May 2023

A site notice displayed in accordance with Regulations.

**EXPIRY** 18<sup>th</sup> May 2023

**REPRESENTATIONS** None Received

DECISION ROUTE Delegated / LDCA / EXCO

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division No Objection 2. **Energy Division** No Response 3. Fire & Rescue No Response 4. **Roads Section** No Response 5. **Property Division** No Response **Environmental Management** 6. No Response 7. **Public Health** No Response 8. Agriculture & Natural Resources No Response St Helena Police Services Not Consulted 9. Aerodrome Safe Guarding No Response 11. Sustainable Development No Response 12. National Trust No Objection 13. Sure SA Ltd No Objection

Report Author: Shane Williams (Acting Chief Planning Officer)
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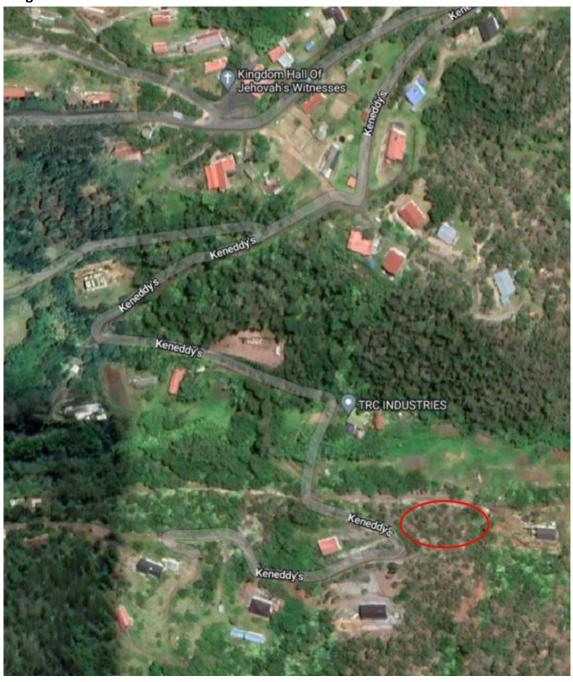
15. Maritime Authority

## B. PLANNING OFFICER'S APPRAISAL

## **LOCALITY & ZONING**

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

**Diagram 1: Location Plan** 

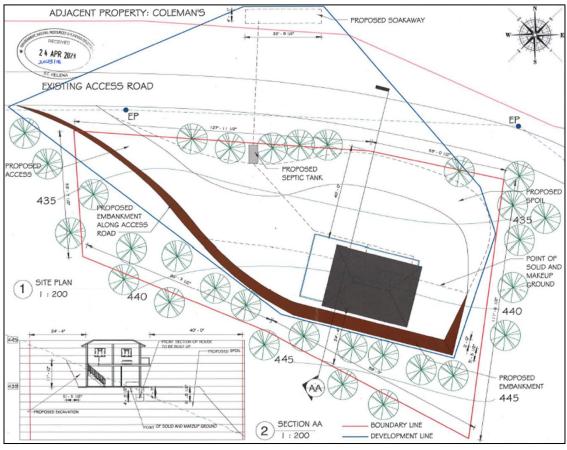


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#### **PROPOSED**

The developer proposes to construct a two storey dwelling, comprising on the ground floor, a kitchen, dining and lounge area, utility room and shared bathroom. The first floor will consist of two bedrooms, master bedroom with en-suite, storage and balcony. Access will be gained from the existing residential road to the North West with the building positioned on the south eastern corner of the site platform. Cut and fill operations to create the level platform will be required, where an embankment measuring approximately 3.5m. 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 a septic tank soakaway system. Electricity and water infrastructure is within the area and can be 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.

### **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**

The plot is situated on Crown land, where it was identified for potential residential development, the siting is dictated by the topography of the land, where the proposal will face a north easterly direction. 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.