

Planning Officer's Report - LDCA JULY 2023

APPLICATION	2023/25 – Construction of a 2 Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	1 June 2023
APPLICANT	Natasha Stevens
PARCEL	TH010136, TH010138 & TH010145
LOCALITY	Thompsons Hill
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 1 June 2023▪ A site notice displayed in accordance with Regulations.
EXPIRY	15 June 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 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	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted
11. Sustainable Development	No Response
12. National Trust	No Objection
13. Sure SA Ltd	No Objection - Comments

14. Heritage Society

No Response

15. Maritime

Not applicable

B. PLANNING OFFICER'S APPRAISAL

HISTORICAL INFORMATION

The Client initially submitted a proposal for a new-build development in March 2015 (2015/33), where the Decision Notice stipulated an approval of proposed development, with conditions. The proposal was not developed. Since then, the design of the proposed development has changed, hence a new application being submitted.

LOCALITY & ZONING

This plot is located within the residential area of Thompson's Hill, 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 split level two-bedroom dwelling, comprising of an open-plan kitchen and dining area on the ground level and lounge and bedrooms on the first floor. The first floor consists of an ensuite master bedroom, a smaller second bedroom, family bathroom, linen cupboard/ storage room and balcony that runs along the entire front-facing side of the house. Access to the dwelling will be from the west side, off the existing track. External walls will be built out of concrete blockwork, rendered then painted. Roof coverings will be made from

IBR sheeting in a colour compliment to the roofs of neighbouring properties. The roof style will be a mono-pitched to hip design. In terms of the services to the property; it is proposed to install a septic tank soakaway for the sewerage, in Crown land beneath the road. Electricity and water infrastructure is within the area and can be easily connected to.

Diagram 2: Proposed Site Plan

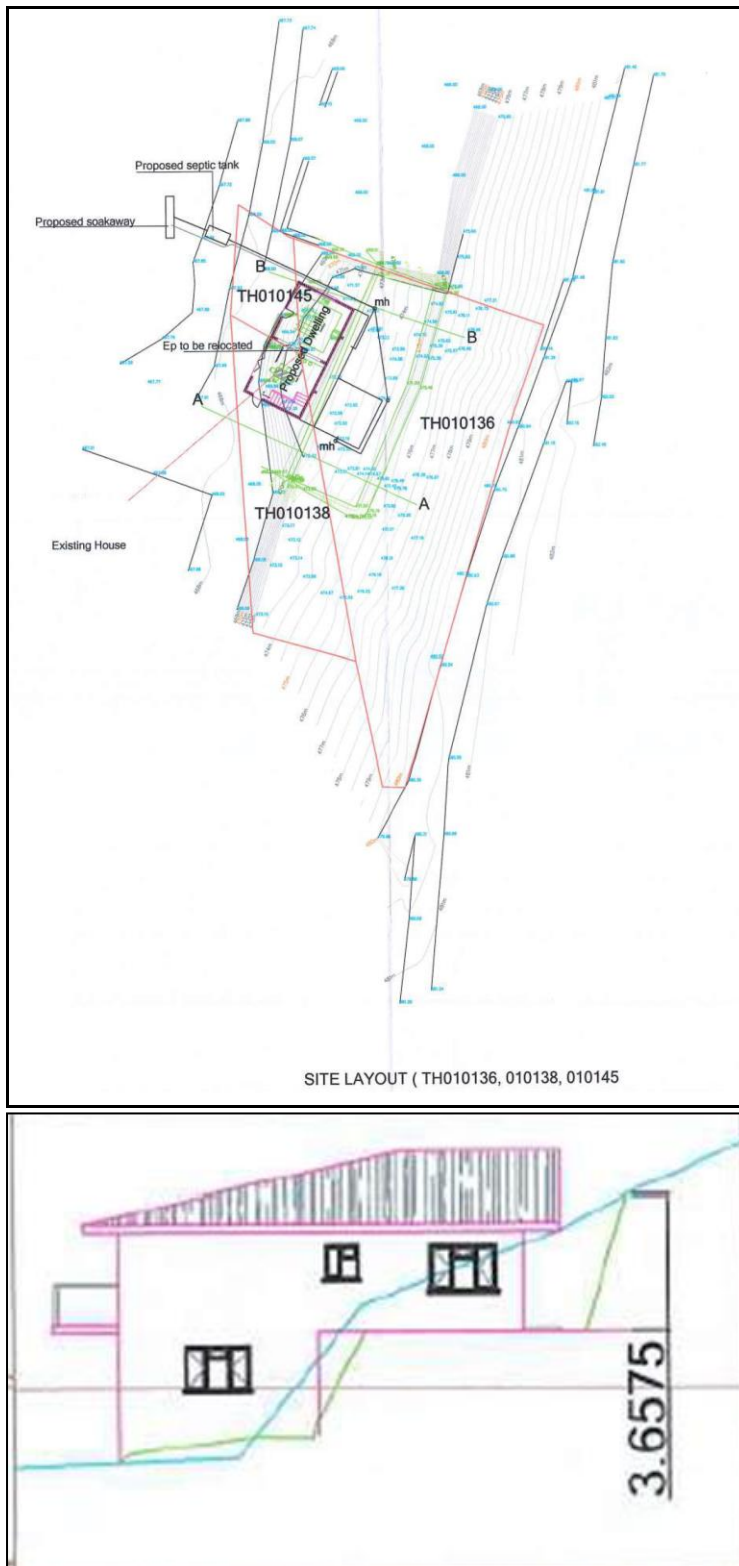
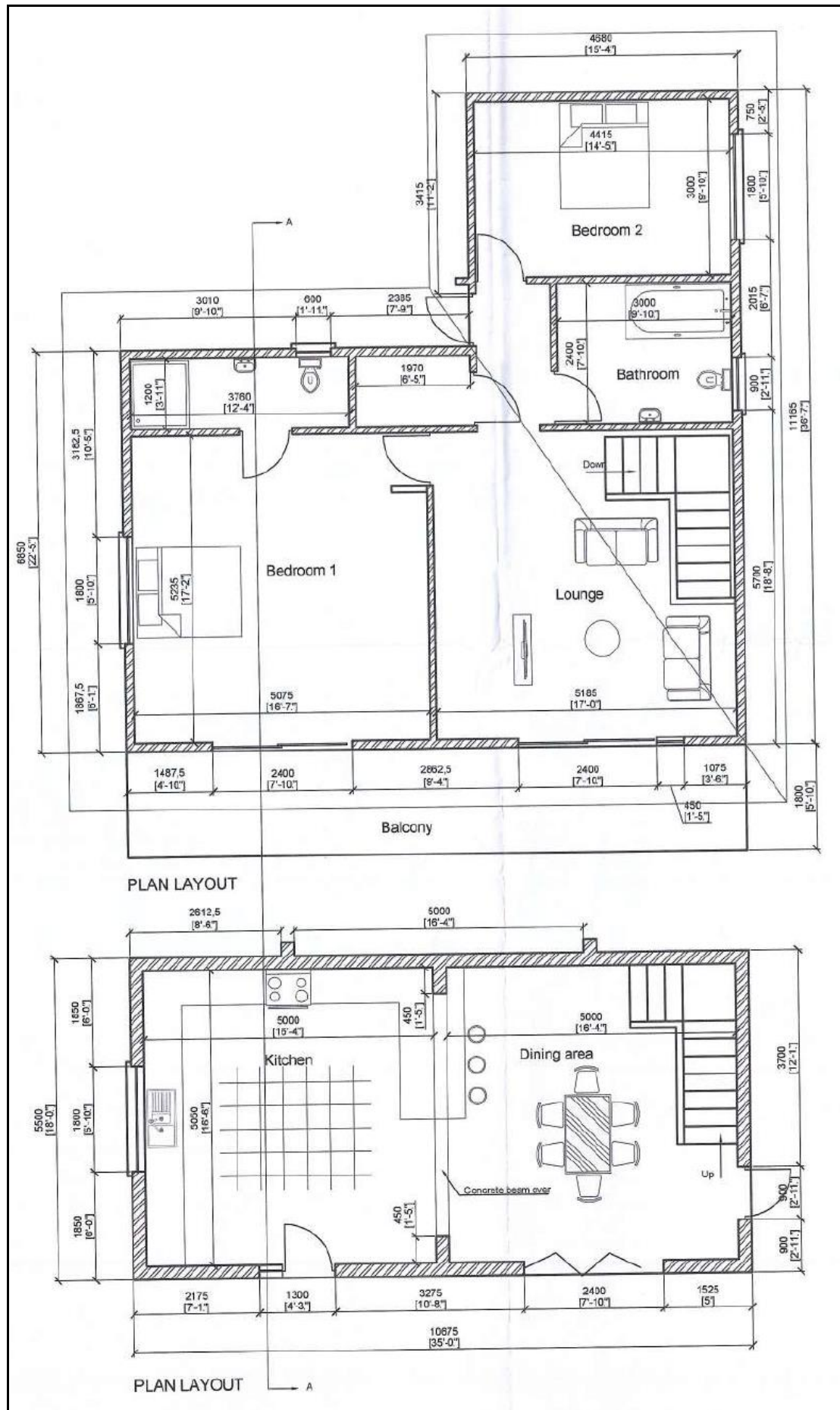
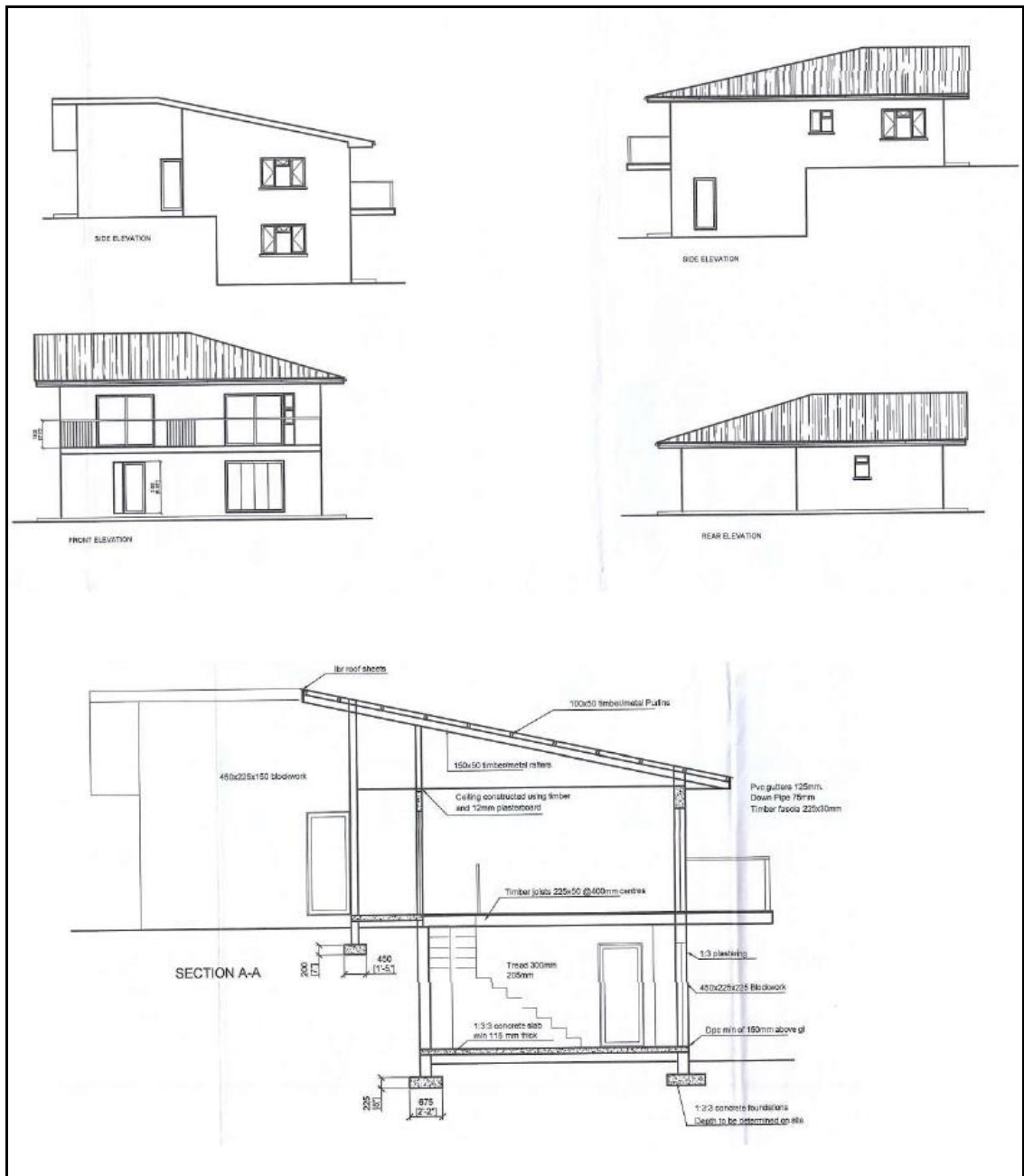


Diagram 3: Floor Layout & Elevations





STAKEHOLDER FEEDBACK & REPRESENTATIONS

No representations were received from any members of the public. However comments were received from stakeholders.

Property Division: No Objection – ‘Applicant requested permission for septic tank and soakaway, permission was granted on the basis that all works/maintenance/relocation would be the responsibility of the applicant, and if to be relocated then permission should be sought again.

Access road is through private and crown property, an easement would be recommended.’

Roads Section: No Objection – ‘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.’

Sure South Atlantic: No Objection – ‘Please contact Sure South Atlantic Ltd. with regards to the relocation of the telephone cable when relocating the electrical pole.’

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 this development; the siting of the dwelling in relation to the neighbouring properties follows the same orientation, facing a north-westerly direction and responds well to the context of the area. The development will be made using the same materials as that of the surrounding residential buildings and will be coherent in terms of its design, scale, appearance, and shares a similar footprint with neighbouring properties. Overall, the proposal complies with the intermediate zone policies and therefore can be supported.