

Planning Officer's Report - LDCA JULY 2023

APPLICATION	2023/26 – Construction of a 3 Bedroom Split Level Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	1 st June 2023
APPLICANT	Jordan Clingham
PARCEL	SH0544
LOCALITY	Near Springbok, Levelwood
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 – Comment
5. Property Division	No Objection – Comment
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	No Objection
11. Sustainable Development	No Response
12. National Trust	No Objection
13. Sure SA Ltd	No Objection

14. Heritage Society

No Response

15. Maritime

Not applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located within the residential area of Silver Hill, where it is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The developer proposes to construct a split level three-bedroom dwelling, comprising of a store room and garage on the ground floor and an open plan kitchen-dining and lounge area, ensuite master bedroom, two additional bedrooms, family bathroom, additional WC and utility room on the first floor. An internal stairway links the ground to first floor from a vestibule area between the garage and store room, directly into the lounge. The house itself will utilise the slope of the land with limited excavation to be carried out with infilling at the front of the property. Access to the dwelling will be from the west side, off the main road. External walls will be built out of concrete blockwork, rendered then painted. Roof coverings will be made from IBR sheeting and n colour to compliment the roofs of neighbouring properties. It is proposed to install a septic tank for the sewerage, however the soakaway will now be located on a neighbouring property, which has been agreed with the owner

of the property. The Client will have to consult with Connect St. Helena with regards to drinking water supply.

Diagram 2: Proposed Site Plan

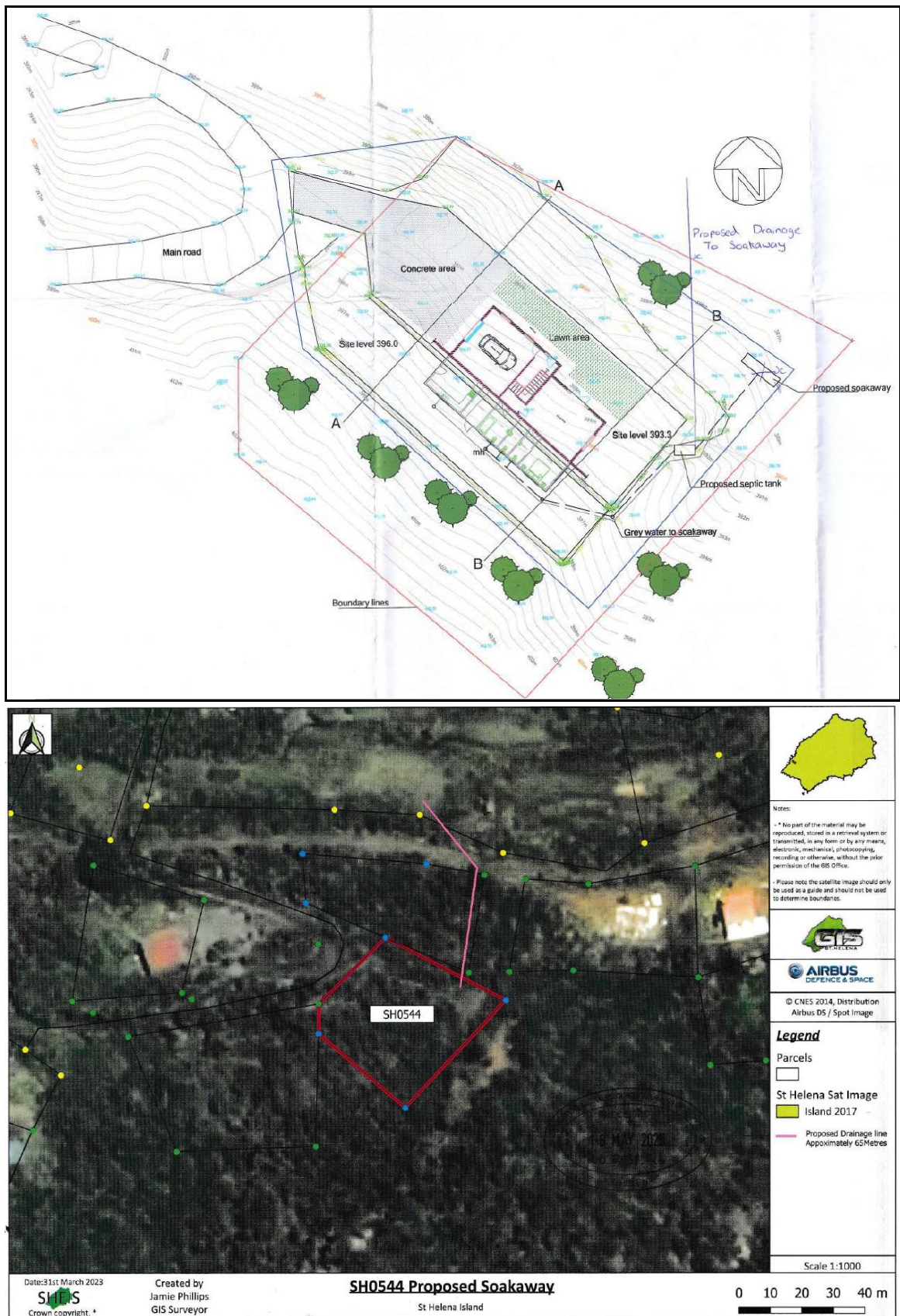


Diagram 3: Cross Section

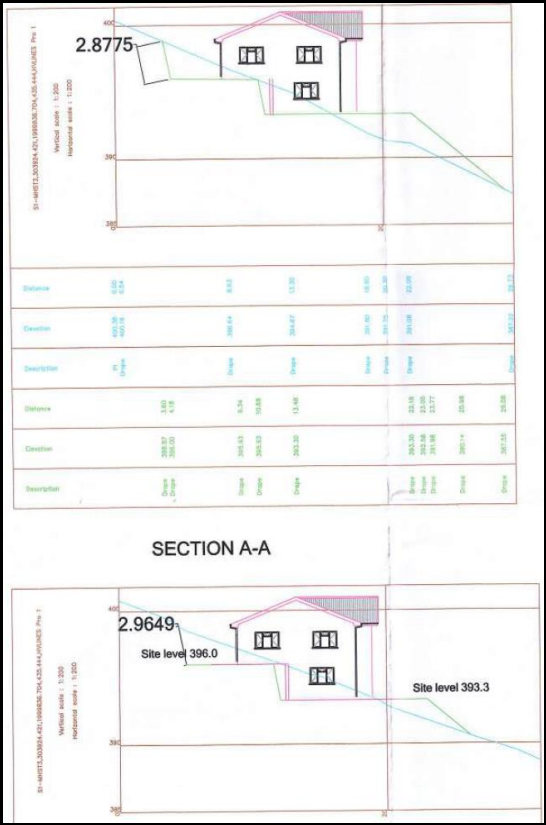
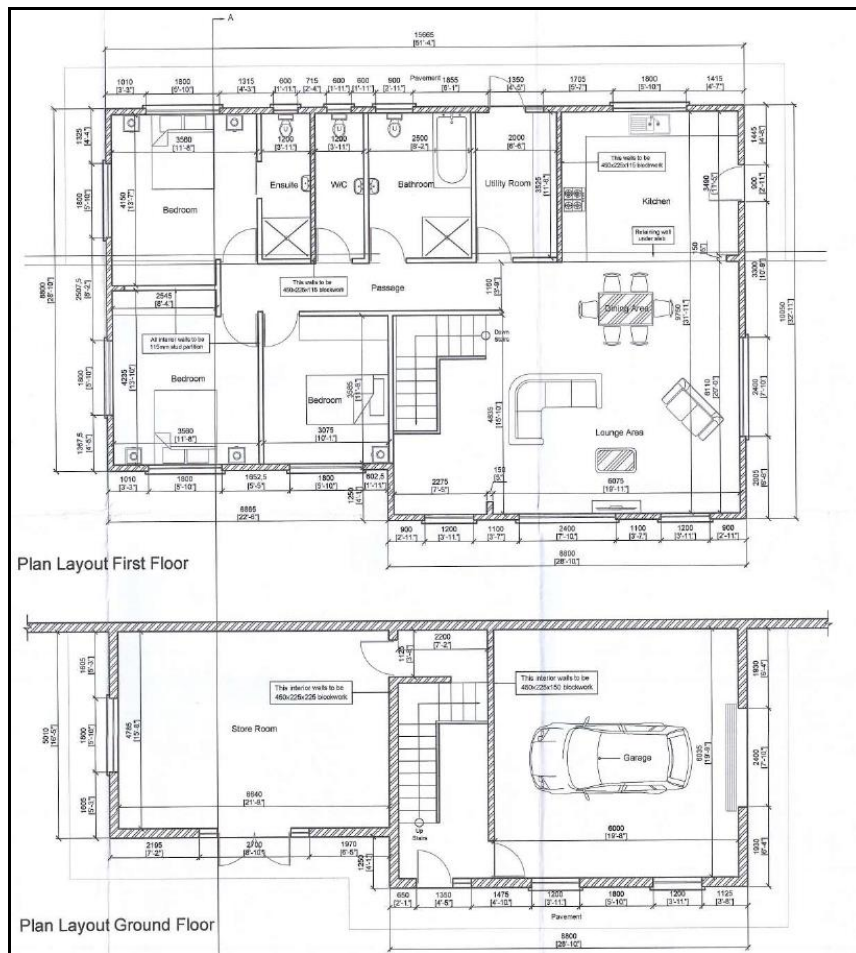


Diagram 4: Floor Layout & Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from any members of the public. However, there was a comment/ recommendation received from the Roads and Property Section, as detailed below—

Road 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.

Property Section

All spillage from excavation to be within the boundary as the applicant has agreed to facilitate a footpath leading to the LR Surveyors Control.

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 siting of the dwelling faces in a north-easterly direction and responds well to the context of the area, which is a sparsely populated neighbourhood with only one neighbour in a relative nearby proximity. The proposed development will be made using the same materials as that of residential buildings in the area and will be coherent in terms of its design and appearance. The footprint of the development is comparatively larger at 245sqm, however, due to the fairly remote area, this does not pose as real concern when considered in the context of the whole. Overall, the proposal complies with the intermediate zone policies and therefore can be supported.