

Planning Officer's Report - LDCA JULY 2023

APPLICATION	2023/30 – Construction of a 2 Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	7 th June 2023
APPLICANT	June Constantine
PARCEL	HTH0626
LOCALITY	Windy Point, Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 9 June 2023▪ A site notice displayed in accordance with Regulations.
EXPIRY	23 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 Response
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 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

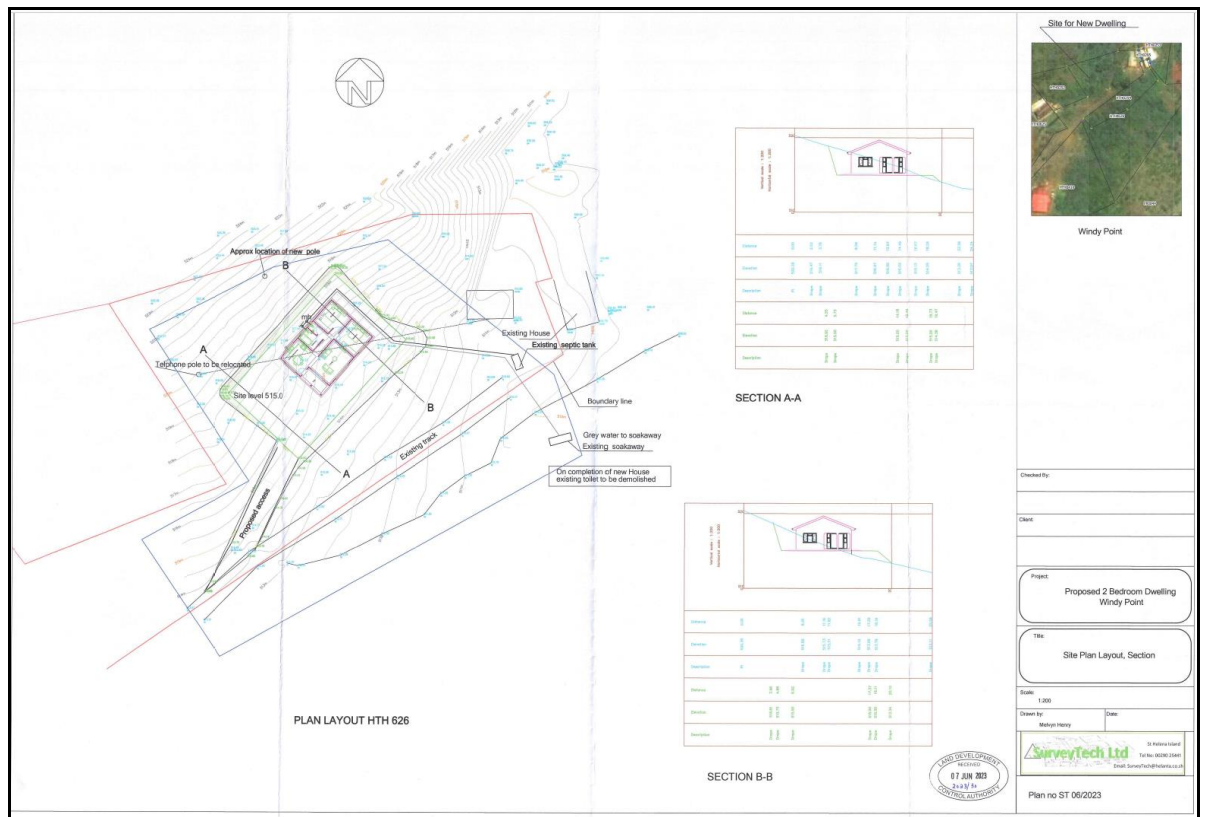
LOCALITY & ZONING

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

Diagram 1: Location Plan



Diagram 2: Site Plan



PROPOSED DEVELOPMENT

The developer proposes to construct a two-bedroom bungalow, comprising of; a contained kitchen-dining room, lounge, family bathroom, separate toilet, two bedrooms and a small patio area. The dwelling will be constructed on privately owned land that is currently vacant. The proposed access to the dwelling will be from the south side, veering off an existing track. External walls will be built out of concrete blockwork, rendered then painted. Roof coverings will be made from IBR sheeting. It is proposed to connect with an existing septic tank nearby within the boundary lines, east of the site. However, the soakaway will be located on land beneath the existing track. The client will have to consult with Connect St. Helena with regards to joining up with nearby drinking water supply line.

[illegible]

No representations were received from any members of the public. However, there was a comment from Sure, as per below:

LEGAL AND POLICY FRAMEWORK

- 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 faces a north-westerly direction and responds well to the context of the area, which is a sparsely populated neighbourhood with the development site being in a fairly remote location. The development will be constructed using the same materials as that of surrounding residential buildings and will be coherent in terms of its design, scale and appearance and shares a similar footprint with neighbouring properties. The site plan indicates that a telephone pole needs to be relocated. Overall, the proposal complies with the intermediate zone policies and therefore can be supported.