

Planning Officer's Report - LDCA AUGUST 2023

APPLICATION	2023/32 – Construction of 4 x 2 Bedroom Timber Dwellings
PERMISSION SOUGHT	Full Permission
REGISTERED	6 July 2023
APPLICANT	Keith Yon
PARCEL	NG0513, NG0514
LOCALITY	Lower Cleughs Plain, St Pauls
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant – Private Land
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 7 July 2023▪ A site notice displayed in accordance with Regulations.
EXPIRY	21 July 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 Objection – Comment
4. Roads Section	No Objection – Comment
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

14. Heritage Society

No Response

15. Maritime

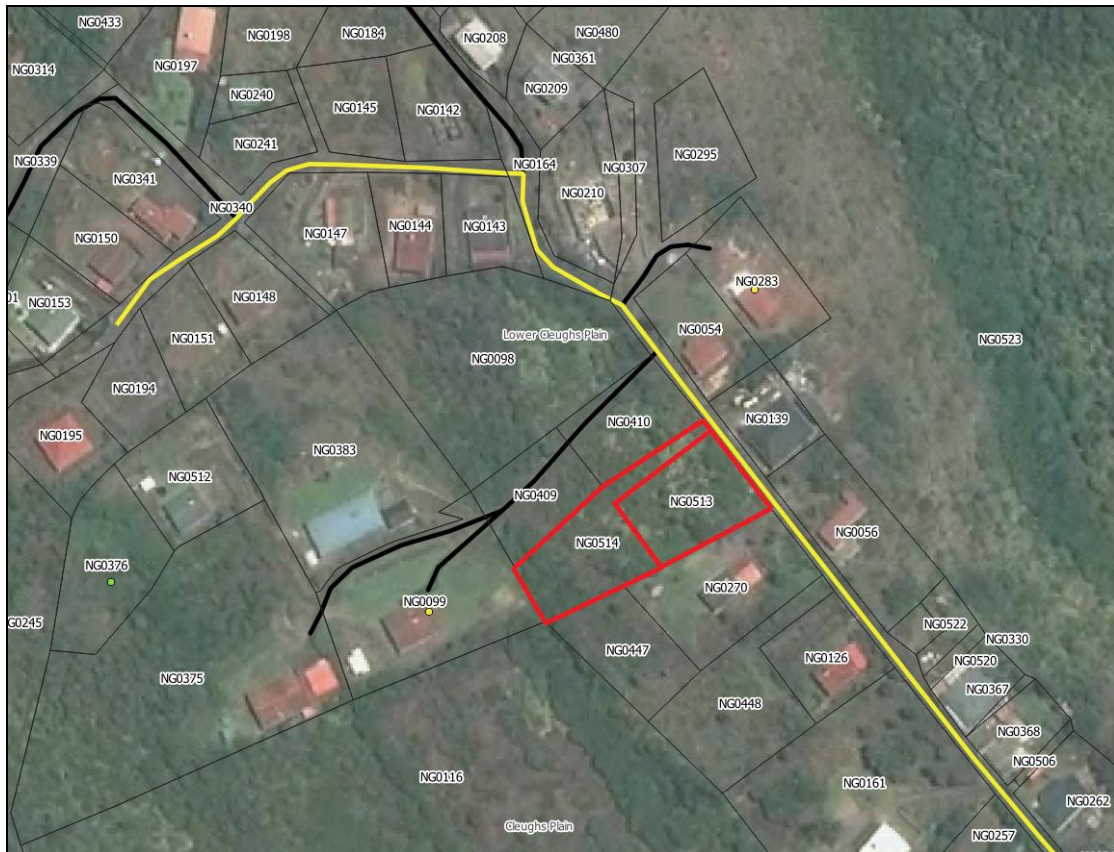
Not applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located within the residential area of Lower Cleugh's Plain, 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 four, two-bedroom timber dwellings in one mirrored design, two of the dwellings each in the opposing direction. The proposed development will comprise of; an open plan kitchen-dining and lounge area, two bedrooms, a shared bathroom and a 2-metre extended decking area at the front with five steps leading down. This is the only access to and from each cabin. Each dwelling possesses the same footprint (74sqm) and is aligned in a uniformed manner on the site. Proposed new access road will be from the north-east side off the main road with two communal car park areas situated between two dwellings. There is indication that some landscaping/ lawn areas will be created at the front of the timber dwellings to add to the overall aesthetic of the development. External walls will be built out of timber, fibre cement and timber cladding. Roof coverings will be

made from IBR sheeting and in a colour that will complement the roofs of neighbouring properties. It is proposed to install a septic tank and soakaway for dealing with the sewerage and utilisation of water storage tanks to capture rainwater and to recycle surface water.

Diagram 2: Proposed Site Plan

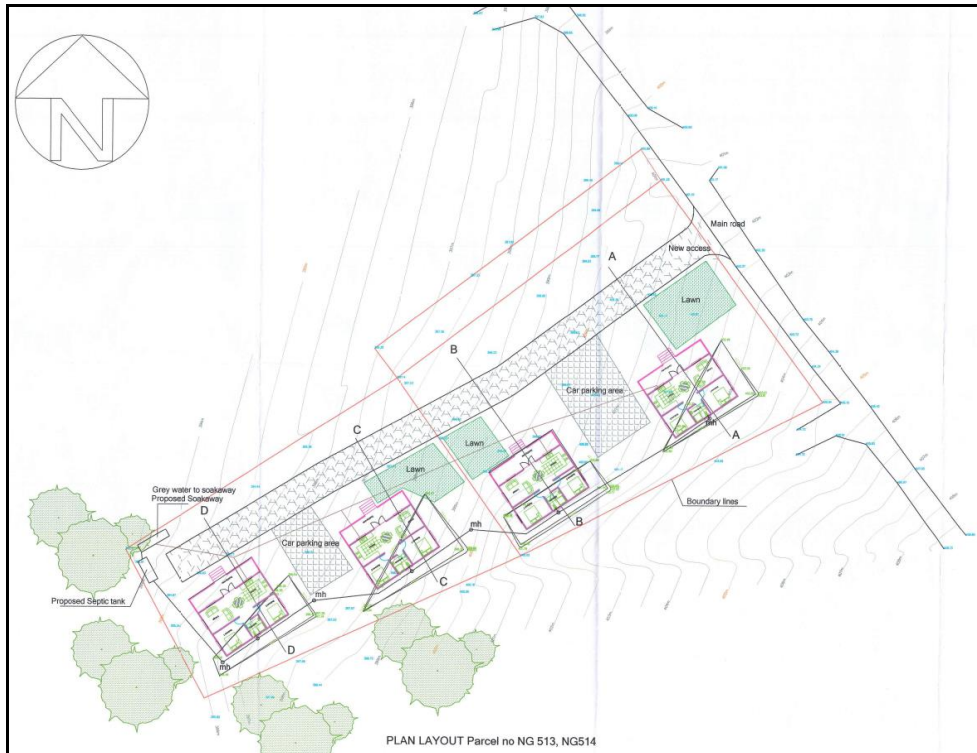


Diagram 3: Cross Section

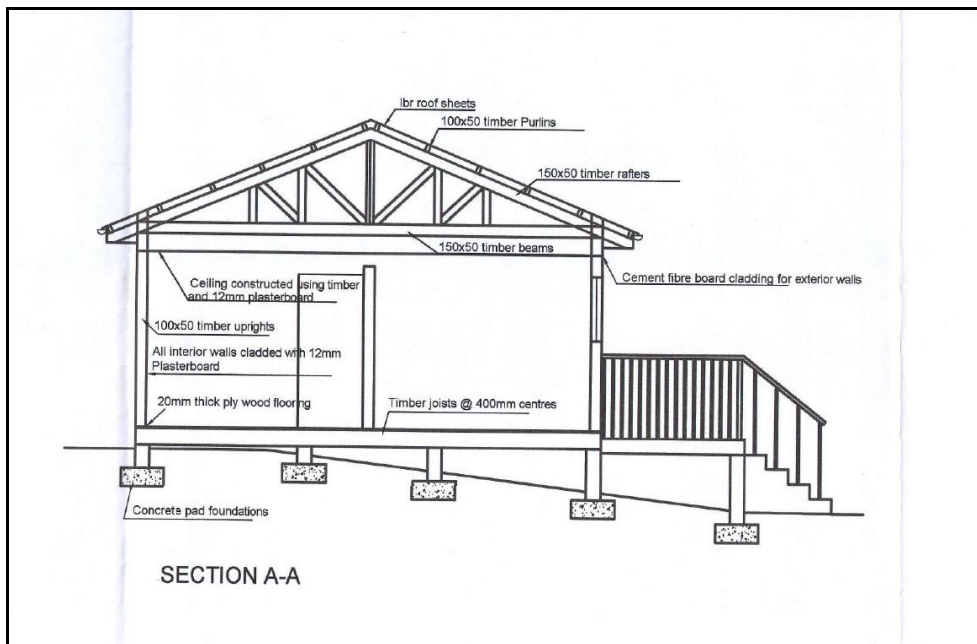
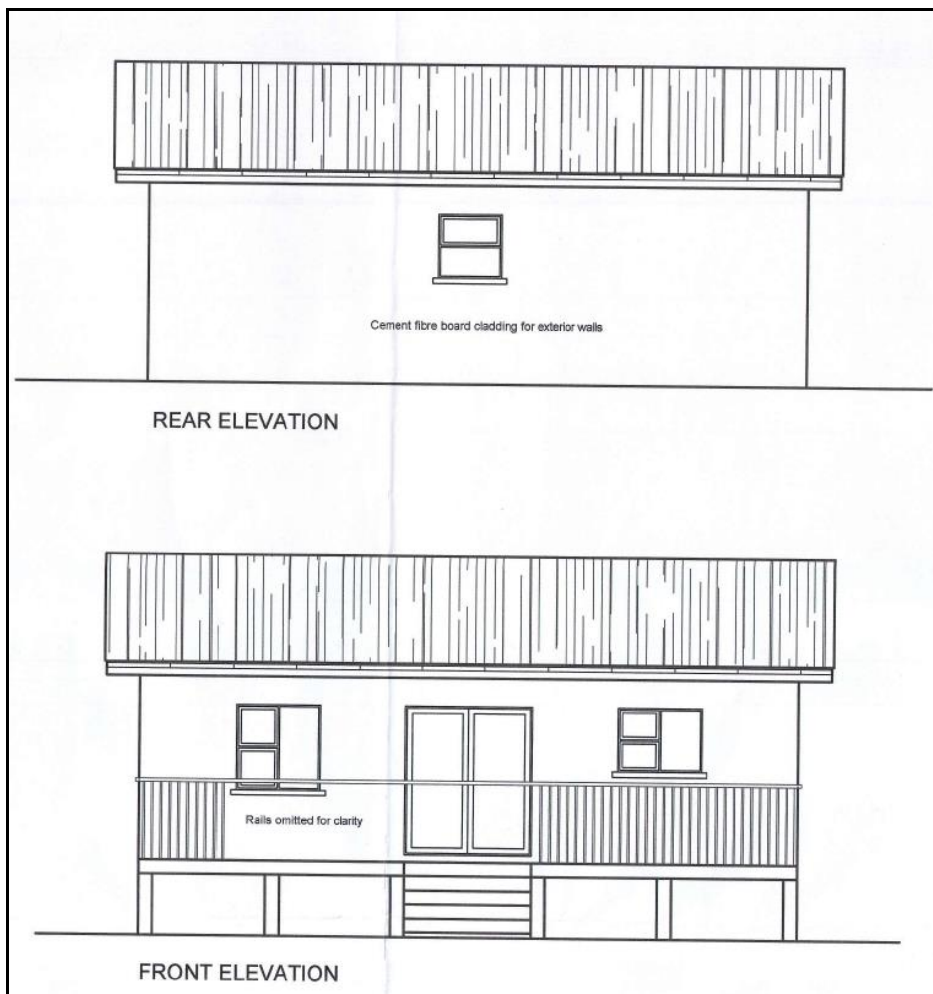
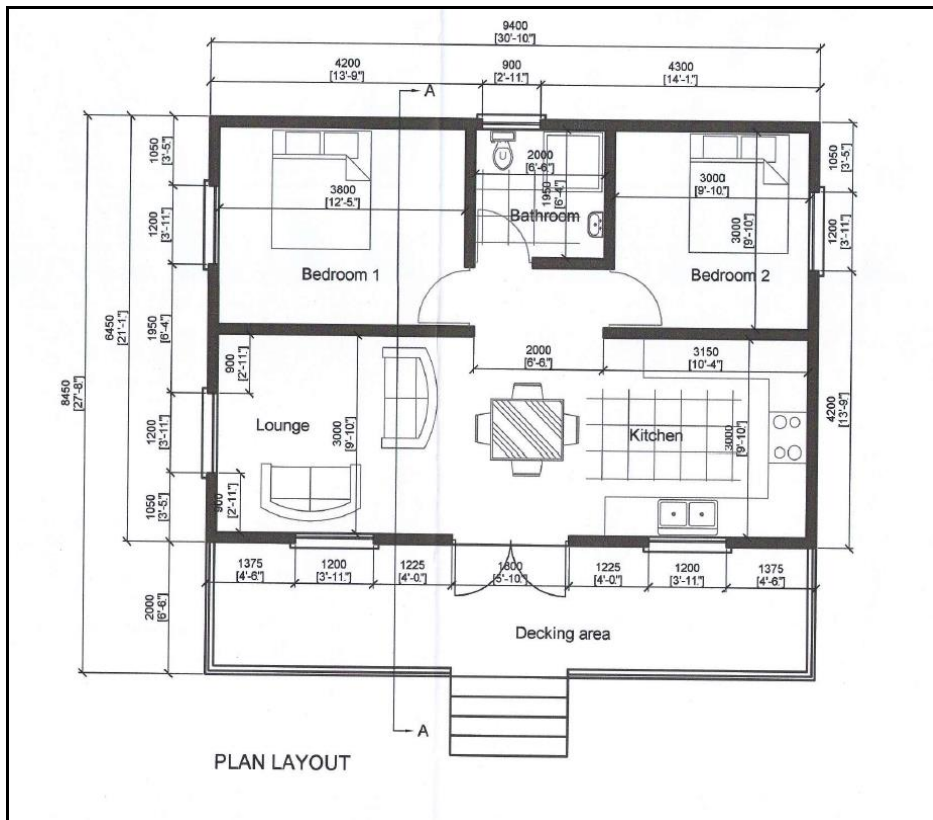


Diagram 4: Proposed Floor Layout & Elevations



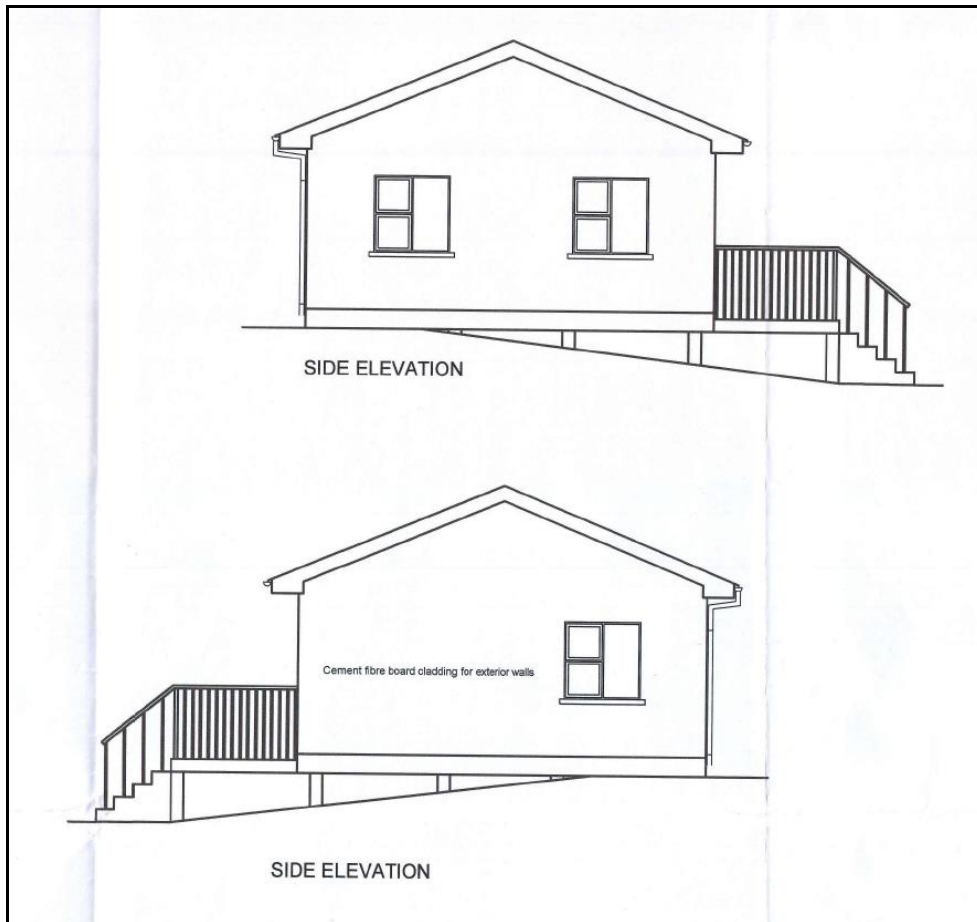


Diagram 5: Proposed Floor Layout (Inverted Kitchen & Lounge Design)

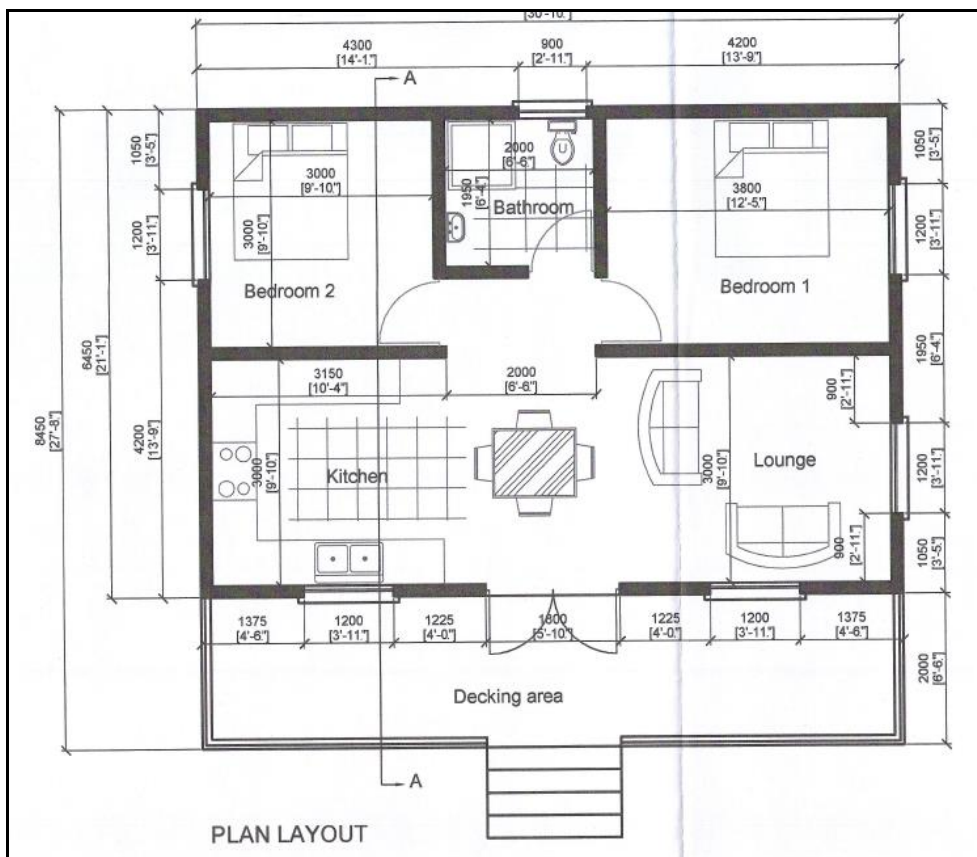
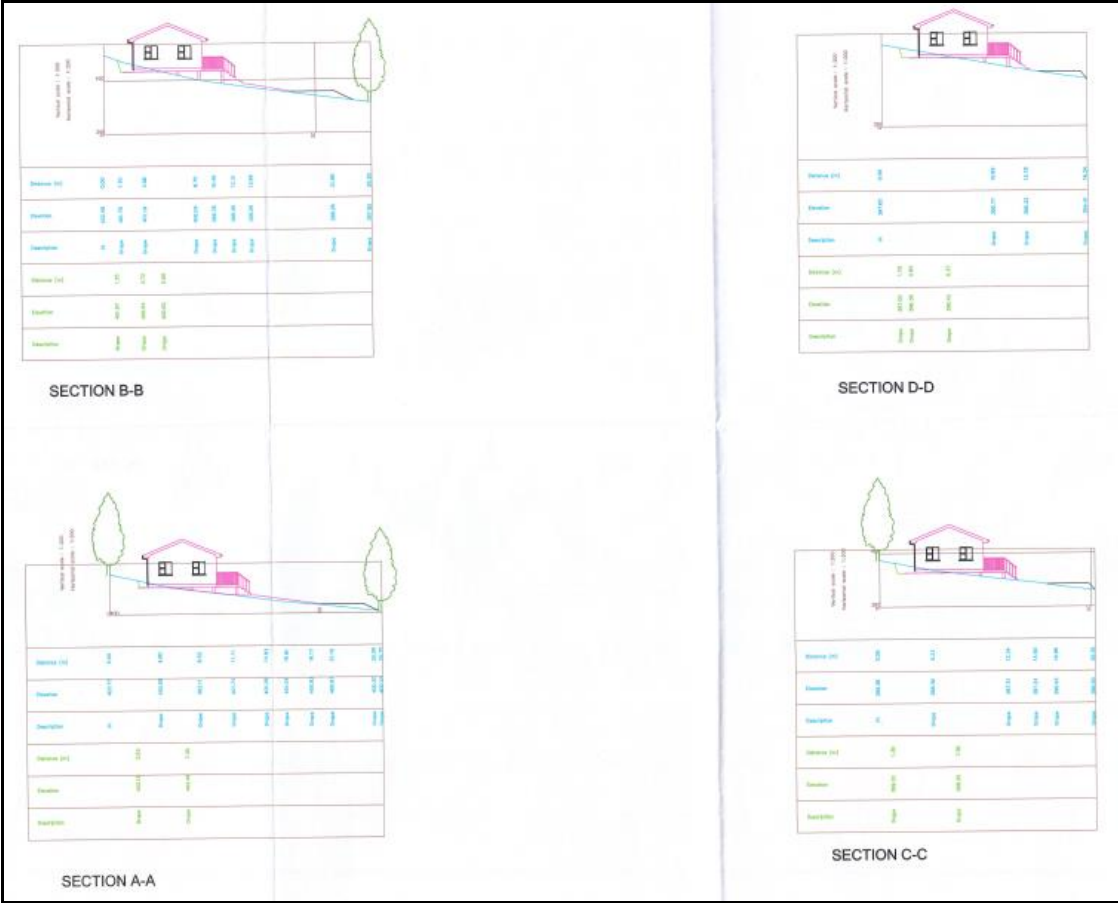


Diagram 6: Proposed Elevations



Diagram 7: Site Sections



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from any members of the public. However, there were comments/ recommendations received from the Fire & Rescue Service and Road 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.

New access to this property should be cut in a suitable way for vehicles approaching the property and for coming on to the main highway. Please ensure the access road joining the main road is suitably surfaced so the existing road edging does not get damaged, and also install drainage as stated above, access road spurs also need to be maintained by the Applicant.

Fire & Rescue Service

If not already installed, and if these two dwelling units are intended to be rented to the public, the SHF&RS will need to have a copy of the plan printed to scale for the installation of passive and active firefighting equipment.

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 dwellings faces in a north-westerly direction and responds well to the context of the area, which is a well-populated residential setting. The proposed development will be made using timber, which differs from the material to that of surrounding residential buildings in the neighbourhood, which is primarily made of concrete blockwork. The design also deviates from that of the general neighbourhood with the footprint being slightly smaller, at 74sqm per dwelling.

However, albeit this development possesses alternative features to that of the surrounding residential setting, in of itself, it is a well-considered design as a whole in terms of uniformity and will have a clean and simple finish. The objective of this development is for a self-catering commercial venture and when considered in its entirety within the context of the area and as just outlined, any deviations from existing designs would not adversely affect the aesthetic or amenity of the area. Overall, the proposal complies with the intermediate zone policies and therefore can be supported.