

Planning Officer's Report - LDCA SEPTEMBER 2023

APPLICATION	2023/35 – Construction of a One Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	20 th July 2023
APPLICANT	Hugo Francis
PARCEL	LWS0424
LOCALITY	Longwood Road, Longwood
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 20th July 2023▪ A site notice displayed in accordance with Regulations.
EXPIRY	3 rd August 2023
REPRESENTATIONS	Two 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	No Objection
11. Sustainable Development	No Response
12. National Trust	No Objection
13. Sure SA Ltd	No Objection

14. Heritage Society
15. Maritime Authority

No Response
Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located on the southern side of Longwood Road, approximately 150m south west of Kingdom Hall. The site is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED

The developer proposes to construct a dwelling, comprising of an open planned kitchen, lounge dining area, shared bathroom, and single bedroom. Access will be gained from the existing track from Longwood Road. No cut and fill operations are required as the site is relatively level. The dwelling will be positioned towards the southern eastern side of the property. External walls will be built out of concrete blockwork, rendered then painted. Roof coverings will be made from IBR sheeting. The roof will be a mono-pitched hidden behind a parapet wall. In terms of the services to the property, sewerage will be connected into a septic tank soakaway

system, the soakaway will be situated to the north west of the property down in the forest located on Crown land. Electricity and water infrastructure is within the area and can be easily connected to.

Diagram 2: Proposed Site Plan

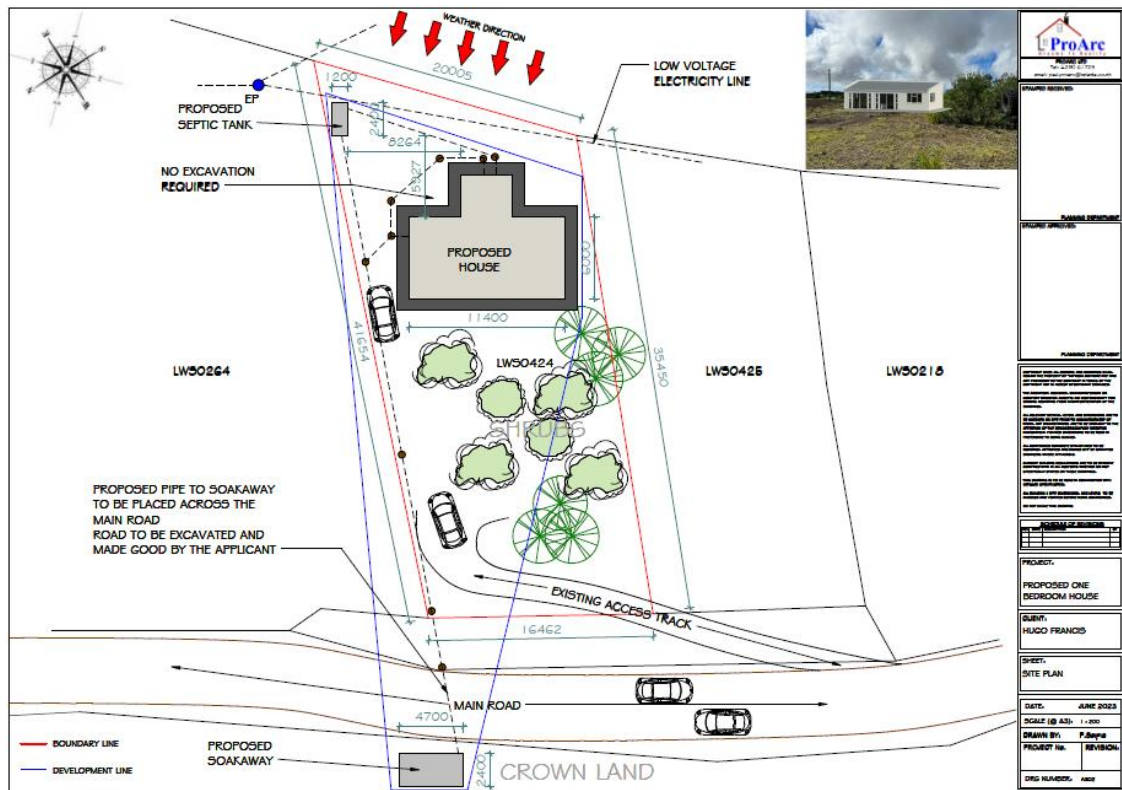
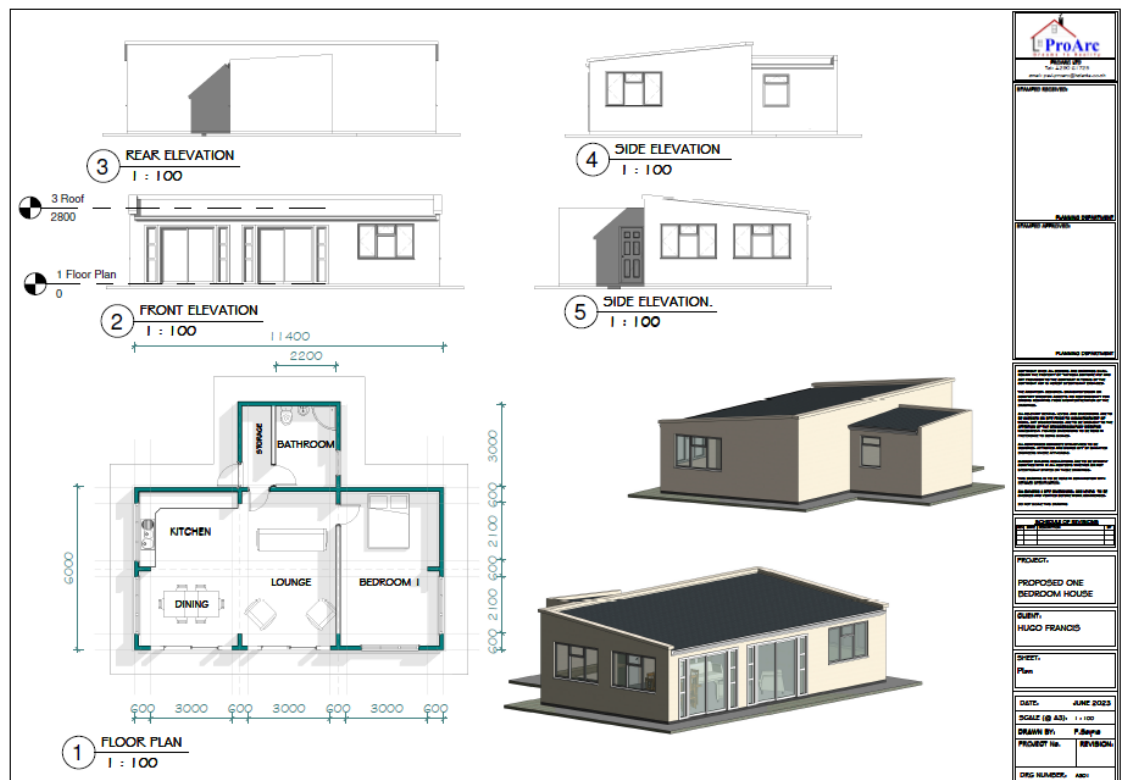


Diagram 3: Floor Layout & Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

Two representations were received from members of the public and comments from stakeholders.

Roads Section – ‘Road crossing for soakaway to be excavated and back fill and surface by a qualified contractor as surfacing materials such as bitumen will be required, Roads specifications will be provide and to be addressed by the applicant.

Road Closure will also be required given 7 day notice to the Highways Authority’s and media coverage to inform the general public.

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 insure the access road joining the main road is suitably surface so the existing road edging doesn’t get damage, and also install drainage as stated above, access road spurs also need to be maintained by the Applicant.

Property Division – ‘Just a comment; can the ST be moved to the front of the house just so that it will be closer for emptying as the gap between the house and the boundary line would be very narrow, if built as planned. Another plus if the ST is relocated would be the cost of drainage pipe would also be less for the applicant.

PTD still needed before any excavation across the main road

An easement for access and drainage (soakaway) with conditions, will be granted once PP approved.’

Representation #1 – ‘Looking at the location of where the sewage tank going to be built, I’m not happy with as this is located in the corner of Hugo’ property and close to Robert’ house. It might be a few meters away as you indicated but taking into consideration if the tank develop a leak/crack/overflow due to danger pipe works etc over a period of time which would become a health issue and the smells/water etc will end up on Robert’ property.

Would you like to be inhaling sewage in your house and living with unpleasant smells and extra water leaking from the embankment that support your land? (Hope you see this in a positive way, as I’m not trying to avoid Hugo from building his house)

Would recommend that the sewage tank be re-locate taking in to consideration the health and safety of his neighbourhood below his property.

Trust you understand my concerns for the safety of Robert’ house and avoiding problems that could cause issues in the future and unhappy neighbours.’

Representation #2 - Septic Tank & Soakaway – concern regarding the proposed location of the septic tank and soakaway, as the trench that would have to be dug along the perimeter of the shared boundary line, and would likely pose the problem of collapsing on to neighbour's property.

Electricity Pole – Concern regarding the pole location is because of the neighbour's intention to plant trees on their property and the potential for the electrical lines to obstruct these plans.

'Septic Tank Soakaway to Proposed Soakaway – following the current line as the Soakaway enters plot LWS0073, this will drop directly downhill and over my supporting wall for the bank and will need to have my drive dug up. This I must object to and would require the current proposed run to be diverted.

No Water Butts and Soakaway – the plan for the house does not have any water butts or drainage for the house front or back roofs.'

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 the representations and consultation feedback, the location of the septic tank is not considered a problem from a planning perspective, as a lot of these concerns can be addressed, such as ensuring adequate ventilation of the tank at least 7m away from other dwellings to avoid odour, which is considered a Building Control matter. A site visit was held with the developer, where he agreed to amend the drainage route slightly away from the property boundary, although the location of the septic tank was not raised at the time, a condition will be added to allow for consideration of its relocation.

Overall, the scale of the development shares similar footprint and siting to that of surrounding properties, details such as 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.