

Planning Officer's Report - LDCA SEPTEMBER 2023

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| APPLICATION | 2023/36 – Change of Use from One Dwelling into Two Dwelling Units |
| PERMISSION SOUGHT | Full Permission |
| REGISTERED | 20 th July 2023 |
| APPLICANT | Ronald Scanes |
| PARCEL | LWS0629 |
| LOCALITY | Alarm Hill, Levelwood |
| ZONE | Intermediate Zone |
| CONSERVATION AREA | None |
| CURRENT USE | Existing House |
| 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 | None Received |
| DECISION ROUTE | Delegated / LDCA / EXCO |

A. CONSULTATION FEEDBACK

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| 1. Sewage & Water Division | No Objection |
| 2. Energy Division | No Response |
| 3. Fire & Rescue | No Response |
| 4. Roads Section | No Objection |
| 5. Property Division | No Objection |
| 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 |

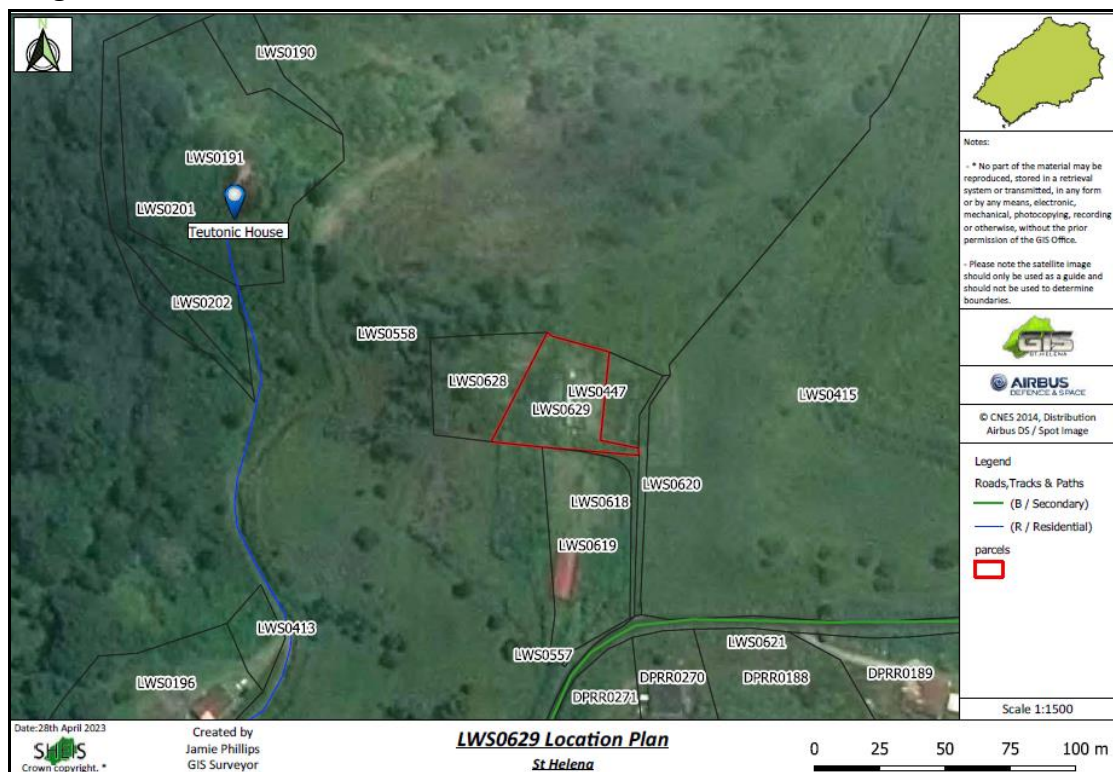
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|------------------------|----------------|
| 12. National Trust | No Objection |
| 13. Sure SA Ltd | No Objection |
| 14. Heritage Society | No Response |
| 15. Maritime Authority | Not Applicable |

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is located within the Alarm Hill area, approximately 135m south east of Teutonic Hall. The site is designated within the Intermediate Zone and has no Conservation Area restrictions.

Diagram 1: Location Plan



HISTORY

Development permission was granted for alterations and extensions to the property in 2020, which involved external alterations to the building's roof and construction of additional rooms to modernise the building. These works has now been completed.

PROPOSED

The current building is a residential home comprising of kitchen, lounge and dining area, two bathrooms and three bedrooms. The proposal is to construct a parting wall within the existing lounge to create two separate dwelling units, resulting in the southern unit being a one bedroom dwelling, and the northern unit being a three bedroom dwelling. No changes are proposed to the exterior of the building. If the

existing septic tank size is not adequately sized, then this might need enlarging to accommodate the additional load, this will be addressed by the Building Inspectors. There is sufficient space on-site for parking and all the services already exist at the property.

STAKEHOLDER FEEDBACK & REPRESENTATIONS

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

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
- 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 proposal, the works are internal with construction of a single dividing wall within the current lounge to form two lounges and separate the units. The proposed development of splitting the property into two dwelling units will not only provide additional accommodational, but in doing so with no adverse impact on the amenity of the existing or surrounding development. In conclusion the proposed development can be supported as it complies with the Intermediate Zone and supporting policies.