

## Planning Officer's Report – LDCA JANUARY 2024

<b>APPLICATION</b>	<b>2023/59</b> – Proposed Two-Bedroom Dwelling
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	23 November 2023
<b>APPLICANT</b>	Melvin Henry
<b>PARCEL</b>	NG0508
<b>LOCALITY</b>	New Ground
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper on 24 November 2023</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	8 December 2023
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
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. Economic Development	No Objection
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 New Ground area, approximately 100m east of the St Helena Government Transport Section, where it is designated within the Intermediate Zone and has no conservation area restrictions

**Diagram 1: Location Plan**

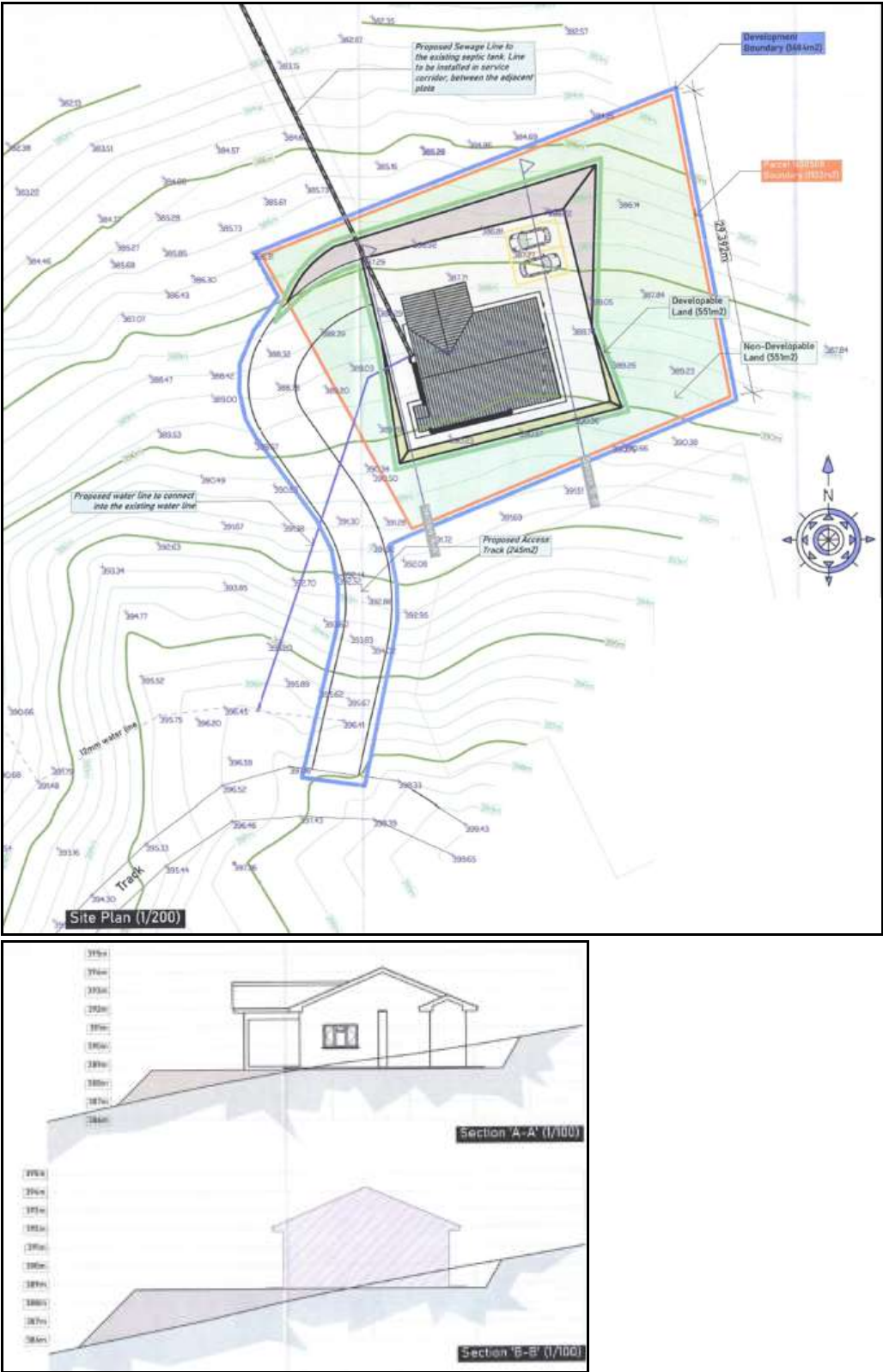


### PROPOSED DEVELOPMENT

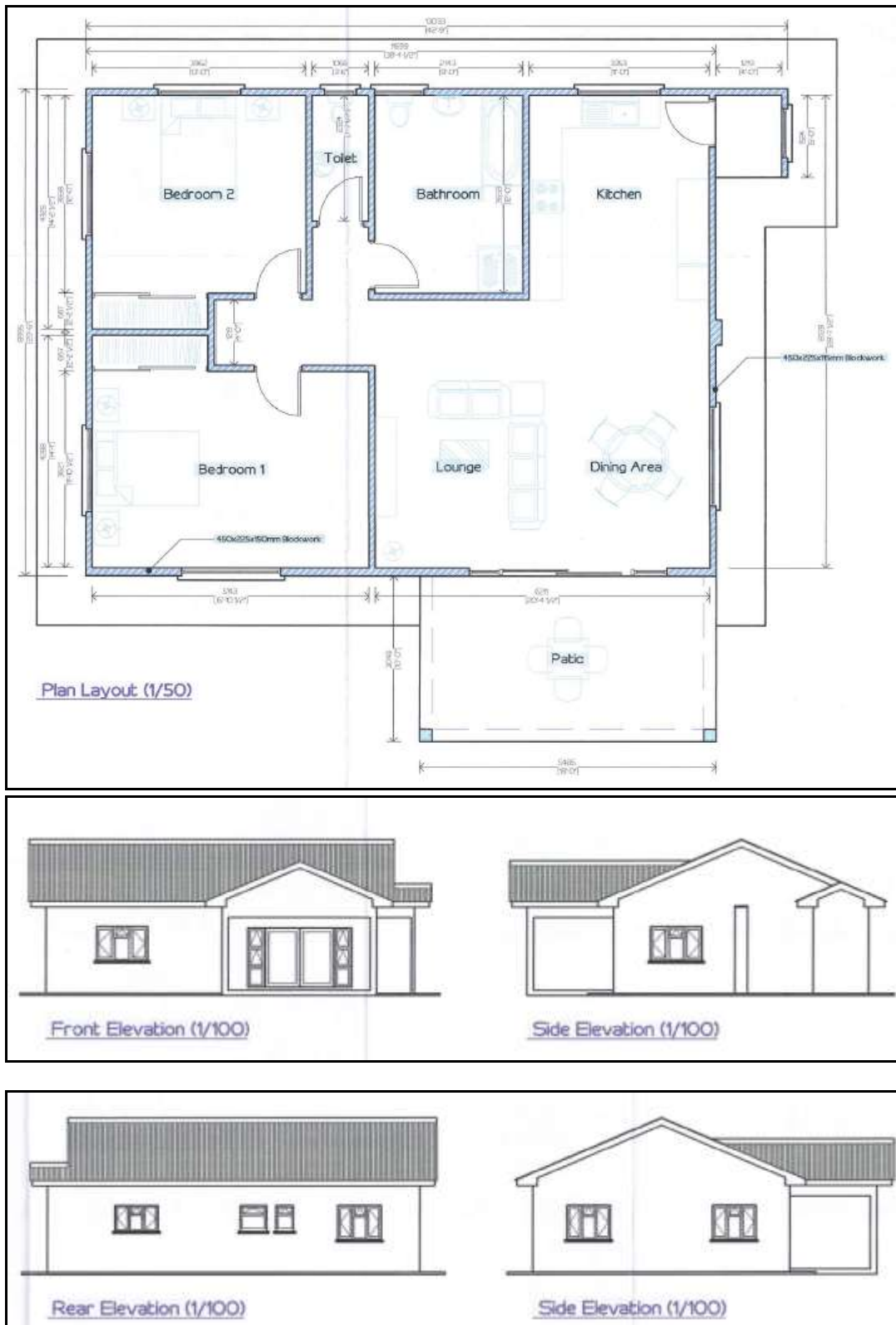
The proposal is to construct a new dwelling on this portion of land, where this will be of a single storey design, comprising an open planned kitchen, dining and lounge area, bathroom, WC, two bedrooms and a patio. The external walls will be constructed from concrete blockwork, plastered then painted. The roof style of the dwelling will be of a gable to gable valley design, with the roof sheeting being IBR. Apex height will measure approximately 5.2m. Access will be gained from the existing track to the south west, where new access will traverse over Crown land with site excavation primarily carried out on the western portion of the plot. Due to ground conditions, minimum excavation in the form of cut and fill will be carried out resulting in an embankment height ranging between 1m – 1.5m in height. The house

will orientate at a North, North West with parking space amenities made available at the front of the property on the eastern side of the platform. Electricity and water infrastructure is available south west of the plot, and sewage can be connected into the existing communal septic tank adjacent to the St Helena Government Roads Compound to the North West.

Diagram 2: Proposed Site Plan & Site Sections



### Diagram 3: Proposed Layout & Elevations





## **STAKEHOLDER FEEDBACK & REPRESENTATIONS**

There were no representations or objections received from stakeholders or any members of the public.

## **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 development to the policies, the proposal considers the topography of the land, siting, details and is coherent within itself in terms of its design and characteristics of surrounding properties. The use of the land for residential purposes is conducive to existing land uses, whilst having all the necessary services to function as such, and will not adversely affect the amenity of the area. This development should encourage and allow further expansion of additional two plots to the north, and therefore can be supported.