

Planning Officer's Report – LDCA MARCH 2024

APPLICATION	2023/54 – Proposed Construction of a Two Bedroom Split-Level Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	27 th October 2023
APPLICANT	Belfred McDaniel
PARCEL	SCOT0447 & SCOT0508
LOCALITY	Young's Valley, St Pauls
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Excavated Site
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 26th October 2023▪ A site notice displayed in accordance with Regulations.
EXPIRY	9 th November 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 Objection - Comments
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	Not Consulted
11. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER'S APPRAISAL**LOCALITY & ZONING**

This plot is located within Young's Valley, St Pauls where it is designated within the Intermediate Zone and has no conservation area restrictions

Diagram 1: Location Plan**SITE HISTORY**

Development permission was granted in 2003, where a three bedroom bungalow was to be constructed. A site plan was submitted and approved with a two terraced

embankment. No section can be found on record, however in geo-referencing the approved site plan on GIS, from the top of the embankment to the site platform would have measured approximately 12 metres in height. Vehicular access was to be formed from the north. Over the last twenty years excavation has been carried out to remove large boulders, however this has resulted in significant amount of excavation of the hillside, which has deviated to what was approved, therefore a new application has been requested.

PROPOSED DEVELOPMENT

The proposal now is to construct a split level dwelling on the plot, the design will comprise a partially open planned kitchen and dining area, lounge, two bedrooms, shared bathroom and patio on the first floor, and carport on the ground floor. The external walls will be constructed from concrete blockwork, plastered then painted. The roof style of the dwelling will be of a gable design with the roof sheeting being IBR. Access will be gained from the existing track to north, where access will traverse over Crown land. A gabion wall has been proposed to provide some form of retainment. Electricity and water infrastructure is available south west of the plot, and sewage can be connected into a proposed septic tank and existing soakaway within the gut.

Diagram 2: Proposed Gabion Wall

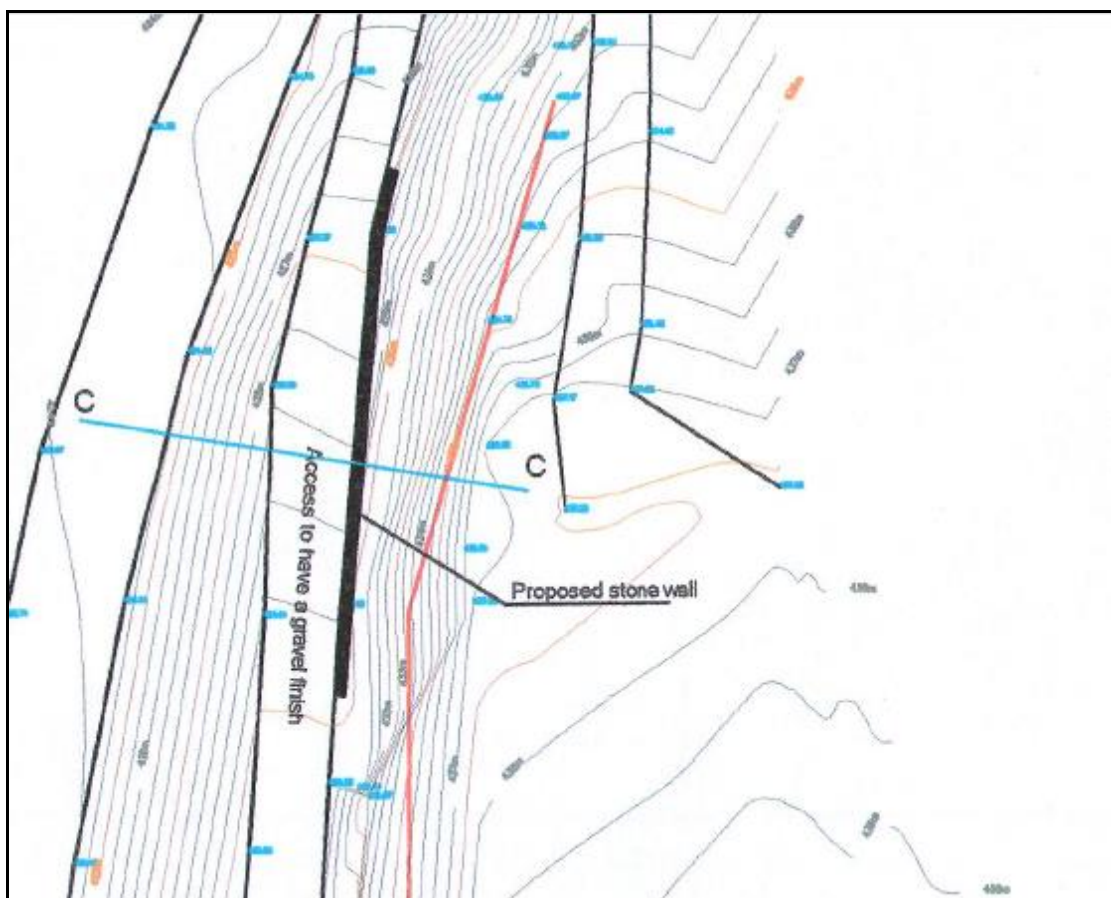


Diagram 3: Site Layout & Site Section

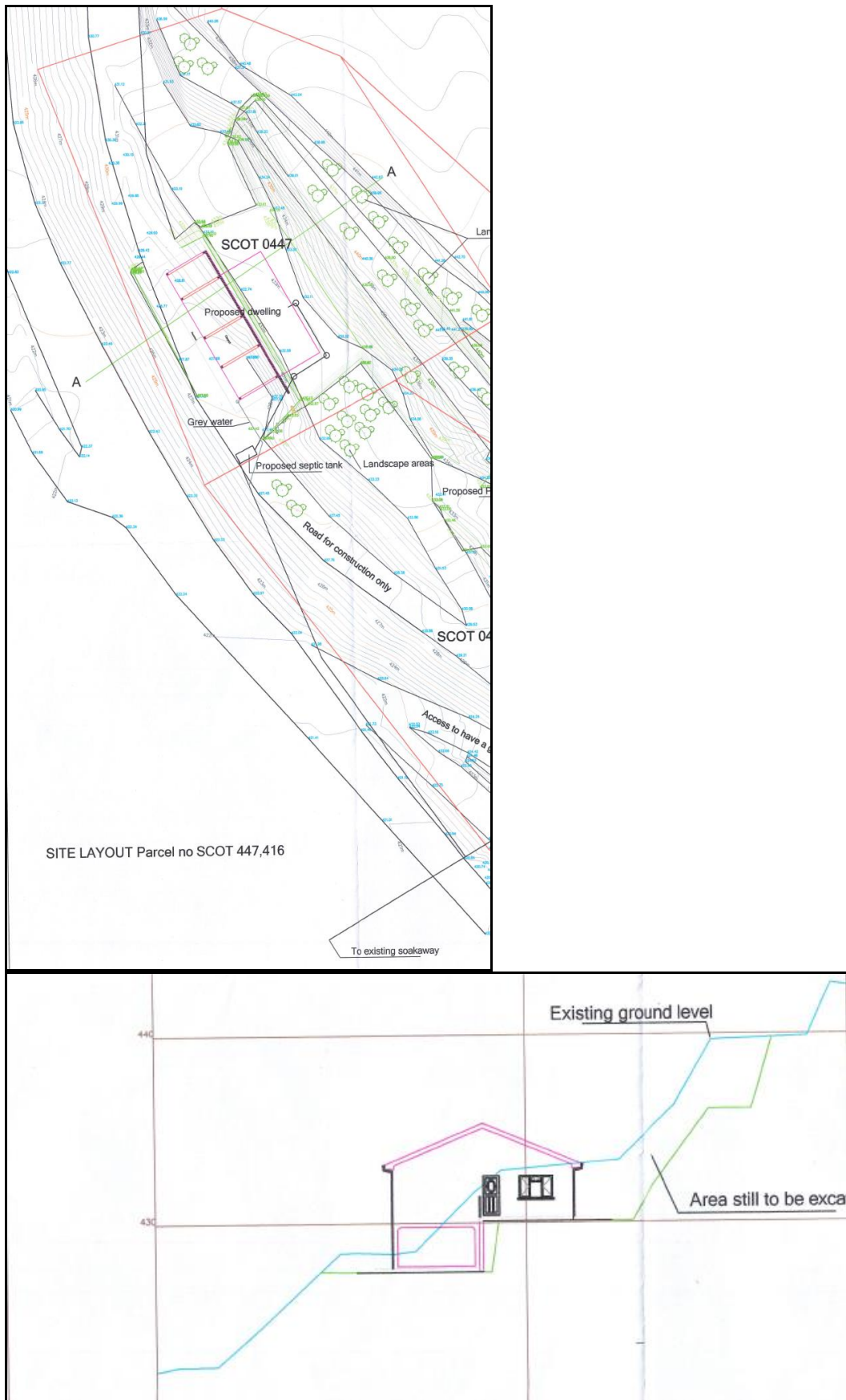
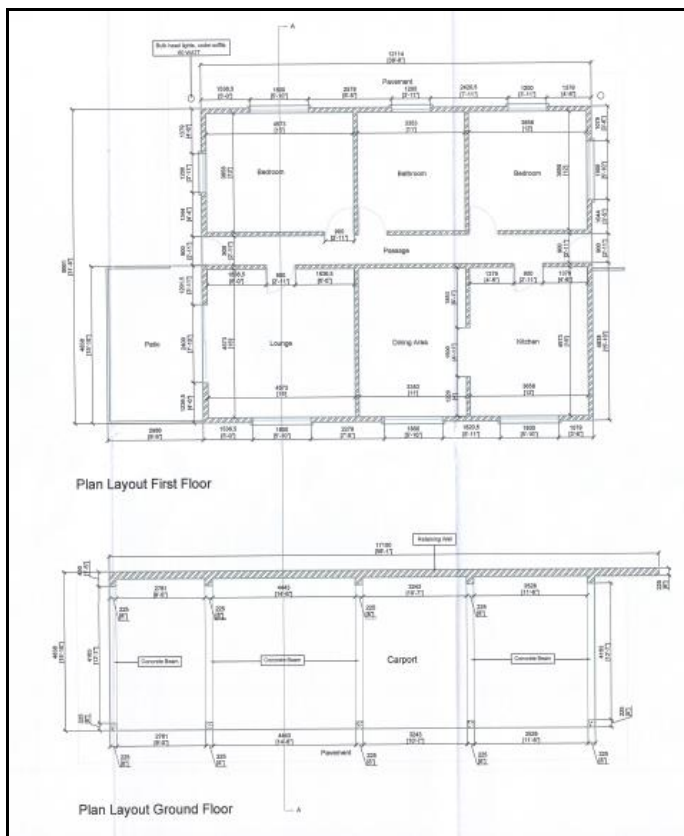
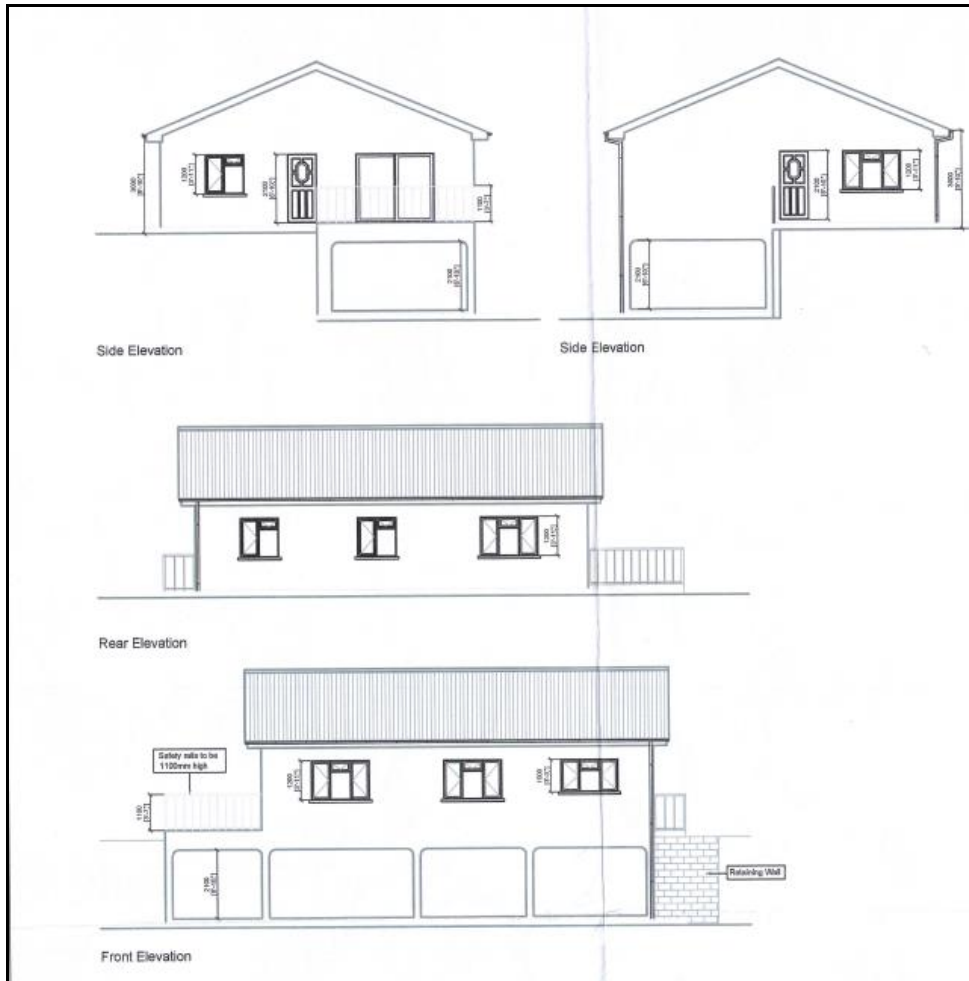


Diagram 4: Floor Layout & Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received, however comments were received from stakeholders.

Roads 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 suitable 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.'

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

Significant scarring has taken place over the twenty years since this development was approved, as a result of numerous challenges with the site such as the removal of large boulders. What has been carried out would not be condoned under the current LDCP policies, however consideration should be given to when and what permission was granted for previously. The change in house design to be more conducive to site conditions is welcomed with a split level design, which will limit the amount of excavation needed. The resultant cut from the top of the site platform to the bottom will be approximately 12.5m from the top of the embankment to the bottom of the ground floor platform, but of course will be in a split level format. There will be some cutting to create a more level base and sloping of the land to stabilise the embankments. In comparison to the initial approval in 2003 there is only a difference of 0.5m. There are also intentions to carry out various forms of landscaping, and this will be conditioned accordingly to ensure it is carried out. Overall, the development will have the services needed for residential purposes with appropriate mitigation in place to reduce the visual impact of the development on the landscape.

