

Planning Officer's Report - LDCA MARCH 2024

APPLICATION	2024/03 – Proposed Construction of a One Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	25 January 2024
APPLICANT	Dave Yon
PARCEL	HTH0476
LOCALITY	Nr Breezer's Lodge, Three Tanks, Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 26 January 2024.▪ A site notice displayed in accordance with Regulations.
EXPIRY	9 Feb 2024
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	Objection – Comment
2. Energy Division	No Response
3. Fire & Rescue	No Objection – Comment
4. Roads Section	No Response – Comment
5. Property Division	No Response
6. Environmental Management	No Objection
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 residential area of Half Tree Hollow, 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 a one-bedroom flat on their privately owned and vacant land, located behind the existing home. The development will require excavation to a depth of 1 meter. The design of the flat is a compact living space that consists of; an adequately sized kitchen-dining area combined, a generous sized bedroom with ensuite shower and toilet, a separate guest toilet and a good sized lounge that leads on to a small patio area. The total footprint of the flat will be 56.5m² approximately. The roof design will be skillion style. It is proposed that the new development will be connected to the communal sewage system and rainwater and surface water will be captured in storage tanks/ collected for landscaping. A new access road will be created off the main road to the new flat. Proposed materials are blockwork with plaster finish and IBR sheets for the roof.

Diagram 2: Site Plan

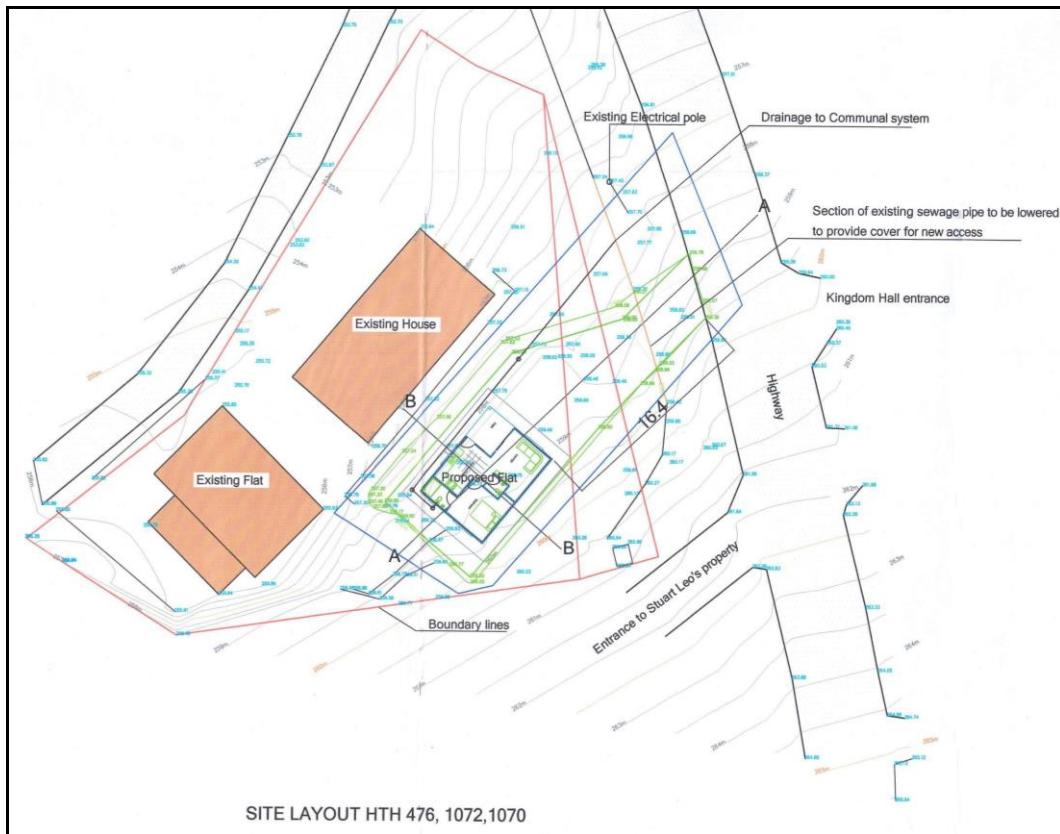
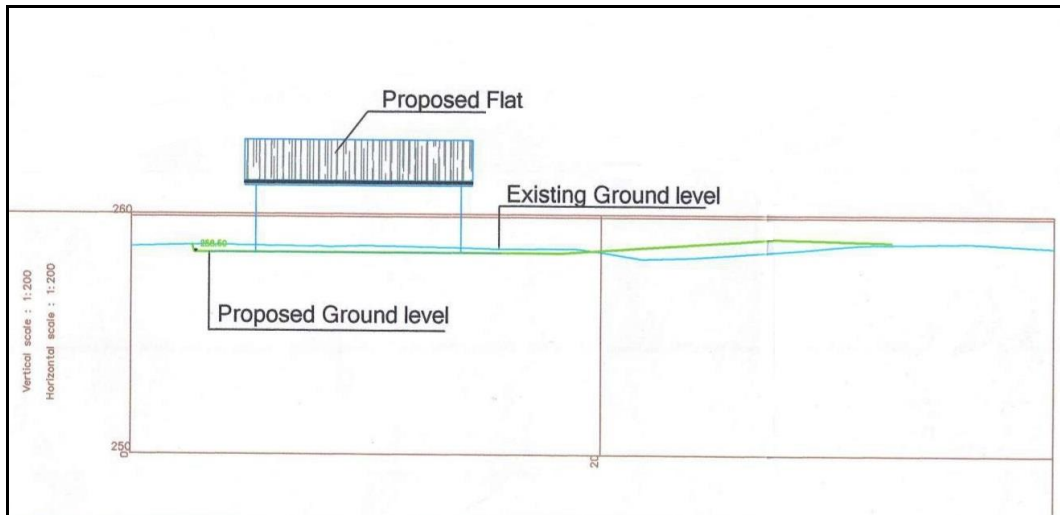


Diagram 3: Cross Sections

Section AA



Section BB

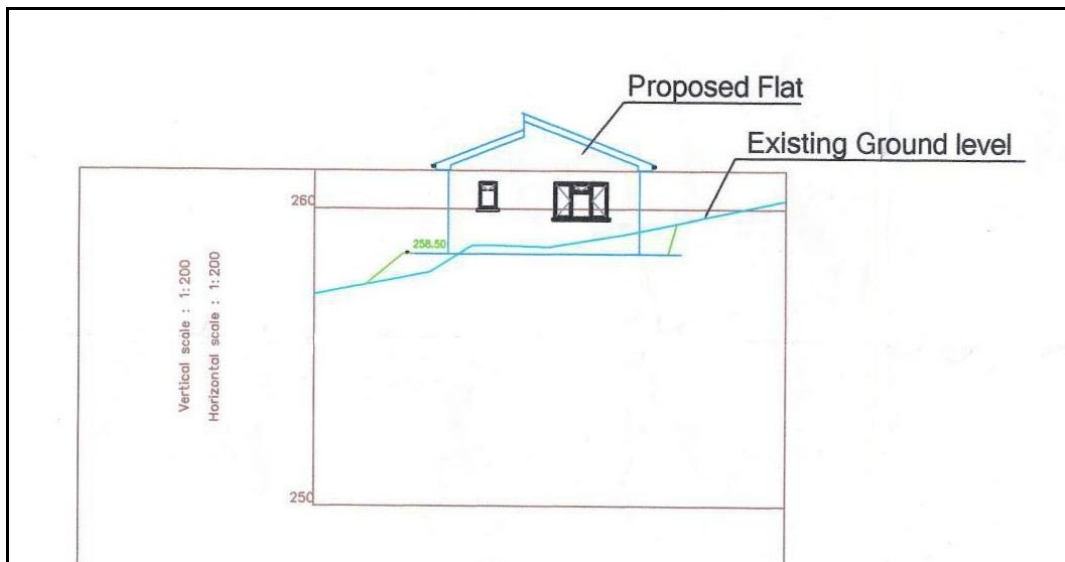


Diagram 4: Proposed Floor Layout

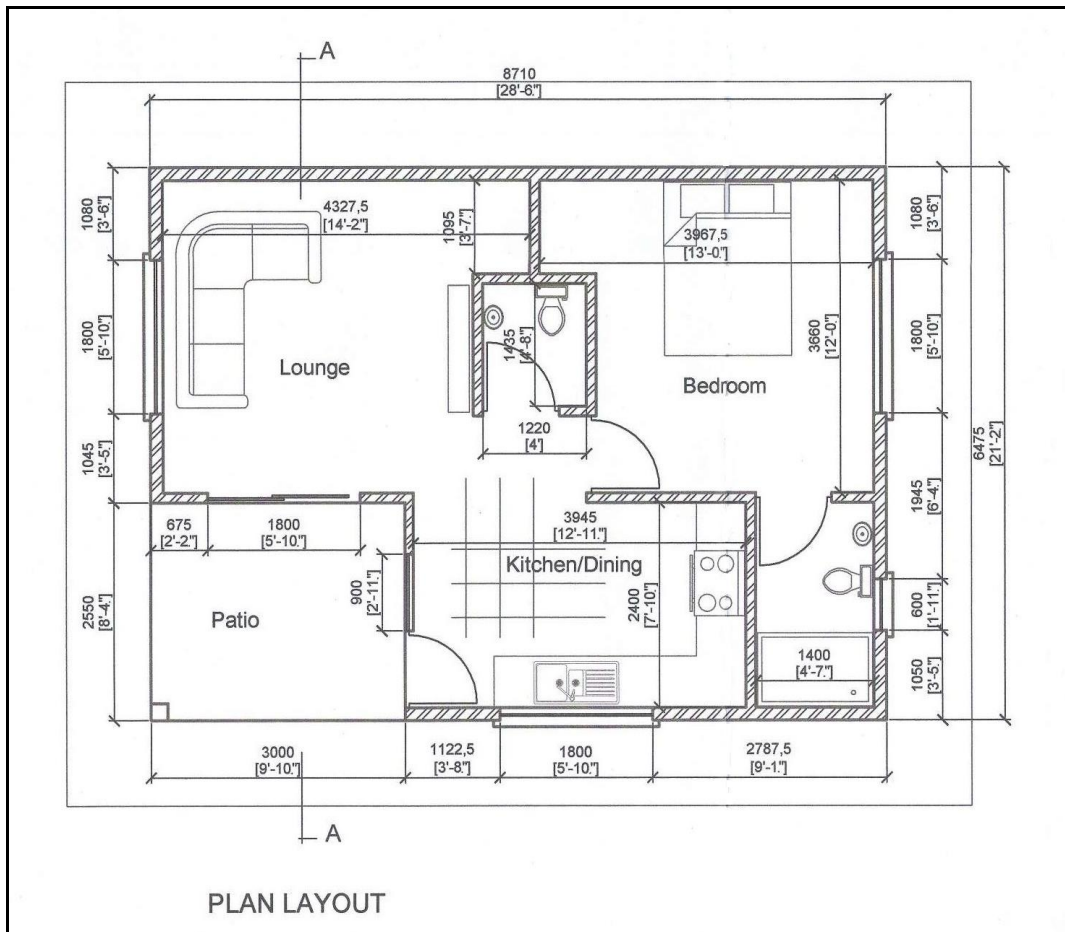
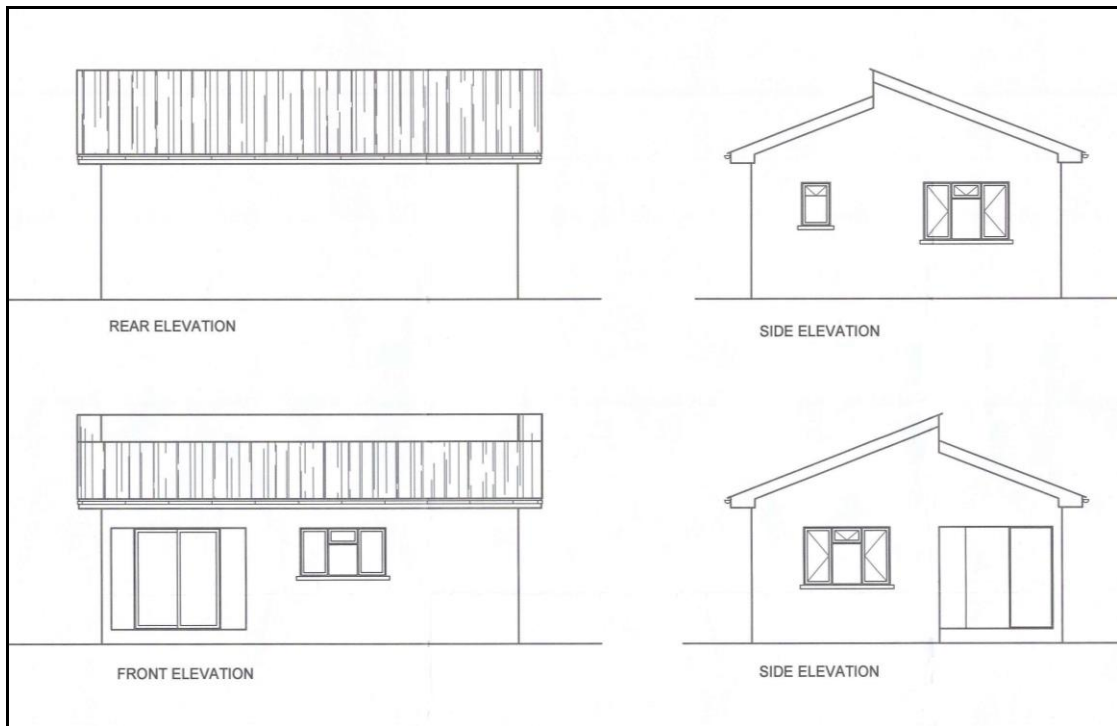


Diagram 5: Elevation Plans



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections from any members of the public. However, an objection was received from one of the consulted stakeholders; *Connect St. Helena Sewage Division*, who responded with the statement below and comments to note were received from *Roads Section* and *Fire and Rescue*, also detailed below.

Connect St. Helena Sewage Division

OBJECTION – SEWER CONNECTIONS IN HALF TREE HOLLOW & JAMESTOWN 16.10.17

Connect object to the application on the grounds of the Septic Tank at the Gun's site currently being over-extended, hence it became over time more ineffective and under-designed in treating raw sewage properly. As a result a subsequent odour nuisance is now prevalent – as only partly treated effluent is released from the tank into the receiving environment. In light of this, a new sewage treatment facility is earmarked for Half Tree Hollow, which is currently the subject of a planning application. Once implemented, Connect will review its position on this application.

Roads Section

Applicant to ensure that no water to run off the main road into this property and to prepare to pay the cost to install a slipper drain so water can flow past.

Fire and Rescue Service

With regards to this flat, if it is intended to be rented out, the St Helena Fire & Rescue Service will need to have sight of a plan with scale for the installation of passive and active firefighting media.

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

This development proposal is a compact design, approximately half the footprint of surrounding residential dwellings. The skillion style roof reflects that of the applicant's other existing flat, that is also located on the same site, offering some consistency in the architectural style within the surrounding landscape. This added dwelling to the applicant's site will require some excavation, with a portion crossing over Crown land for the new access road, however, the applicant has engaged with Crown Estates and Roads Section with this regard and without objection. The application proposal states that the intention for dealing with sewage, is to connect to the communal sewage system, however, *Connect St. Helena Sewage Division* has responded to this with an objection, due to the current embargo placed on the district of Half Tree Hollow, but states that the proposal can be reviewed in future when the restriction has been lifted. The applicant's agent has been made aware of this objection and an alternative solution was also suggested. Considering there is an alternative solution, by means of an independent sewage treatment plant and the other option to wait for the embargo to be lifted, this proposal was progressed on this basis and with applied conditions.

The overall design of the proposed flat is coherent in of itself; a simple design of a smaller scale, made with same materials and finishes and matching roof design to existing flat, offering a signature aesthetic to the immediate area. Bearing this in mind, this development proposal can be supported, as it has no adverse effect on the amenity or aesthetic of the immediate area. To conclude; the proposal complies with the Intermediate Zone policies and therefore can be supported.