

Planning Officer's Report - LDCA MARCH 2024

APPLICATION	2024/06 – Proposed Construction of a One Bedroom Bungalow
PERMISSION SOUGHT	Full Permission
REGISTERED	25 January 2024
APPLICANT	Michael Richards
PARCEL	LWN0325 & LWN0435
LOCALITY	Coltsheds, Longwood
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 February 2024
REPRESENTATIONS	None
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
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 Coltsheds, Longwood, 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 bungalow with garage attached, orientated toward the west, on their privately owned land. The site will require some excavation, however, the dwelling footprint sits well within the boundary lines. The layout of the bungalow consists of an open plan kitchen, dining and lounge area, a generous sized bedroom, an ample sized bathroom and toilet combined and a single garage with store room to the rear. The proposed roof will be a hip design with a total of twenty four photovoltaic (PV) panels affixed. The total footprint of the bungalow will be 128m² approximately. It is proposed that sewage will be dealt with by means of a new septic tank and soakaway system, however, due to an unsatisfactory percolation test result, the developer has been advised that an independent sewage treatment plant would have to be used instead. Rainwater and surface water will be captured in storage tanks. An improved access road will be created from the existing, coming from the South. Proposed materials are blockwork and IBR sheeting for the roof.

Diagram 2: Site Plan

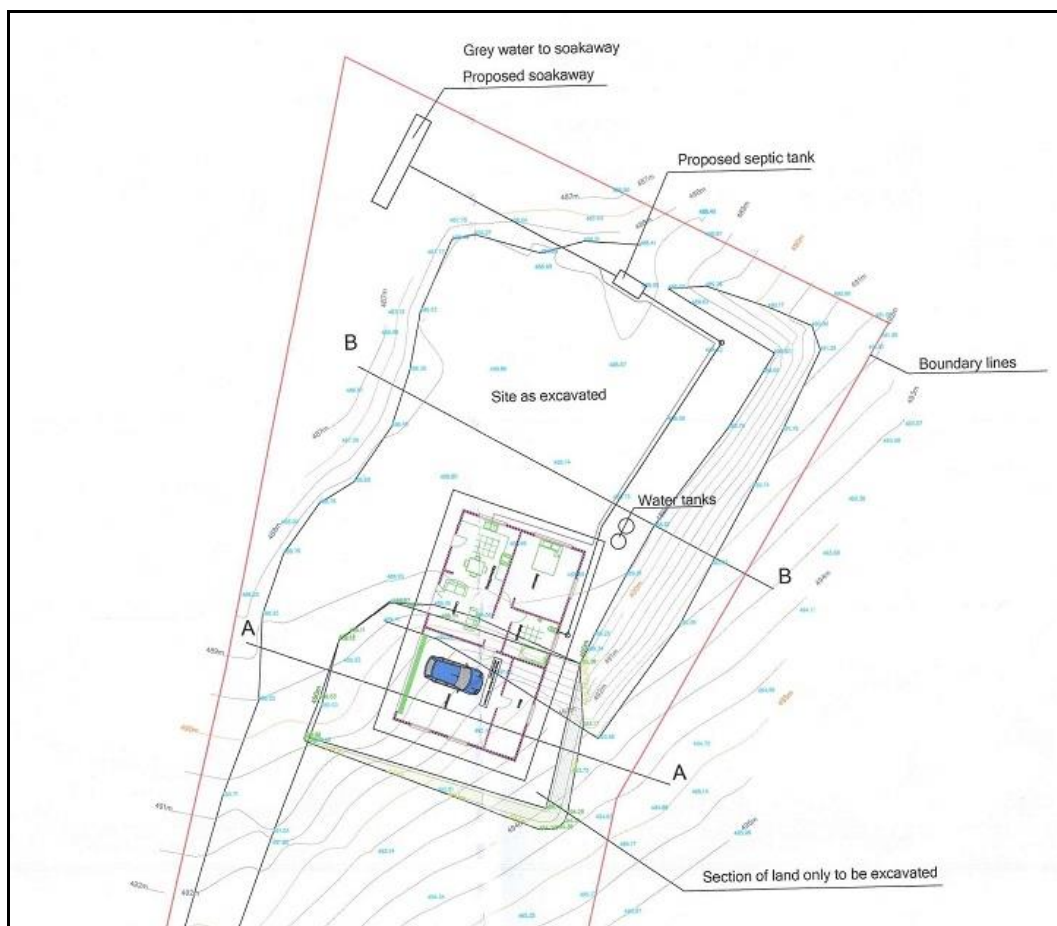


Diagram 3: Cross Sections

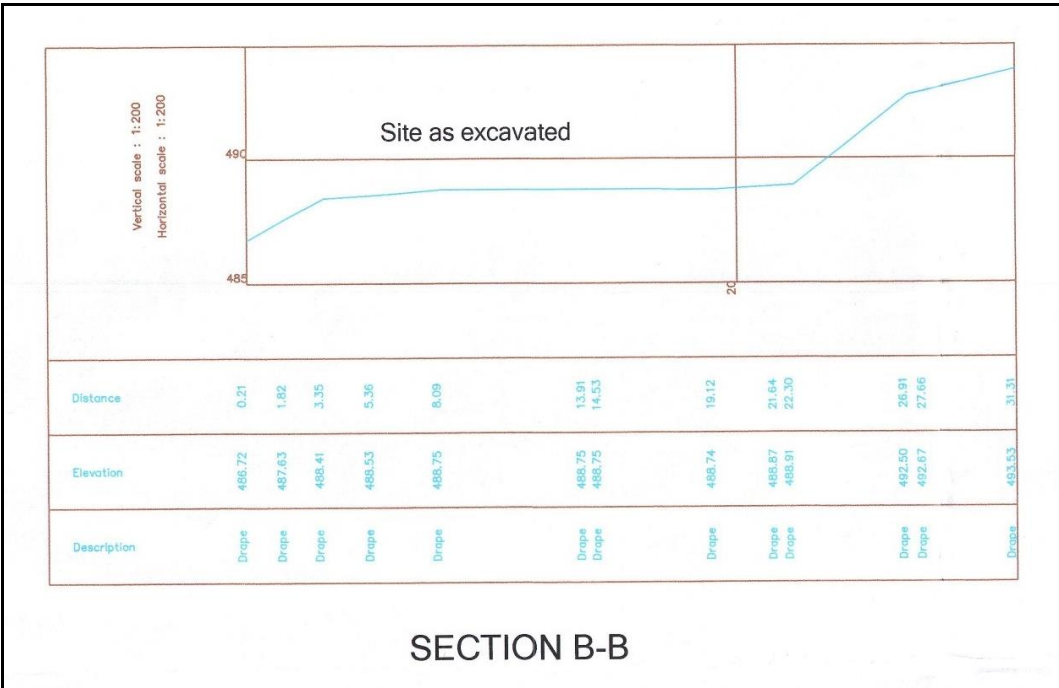
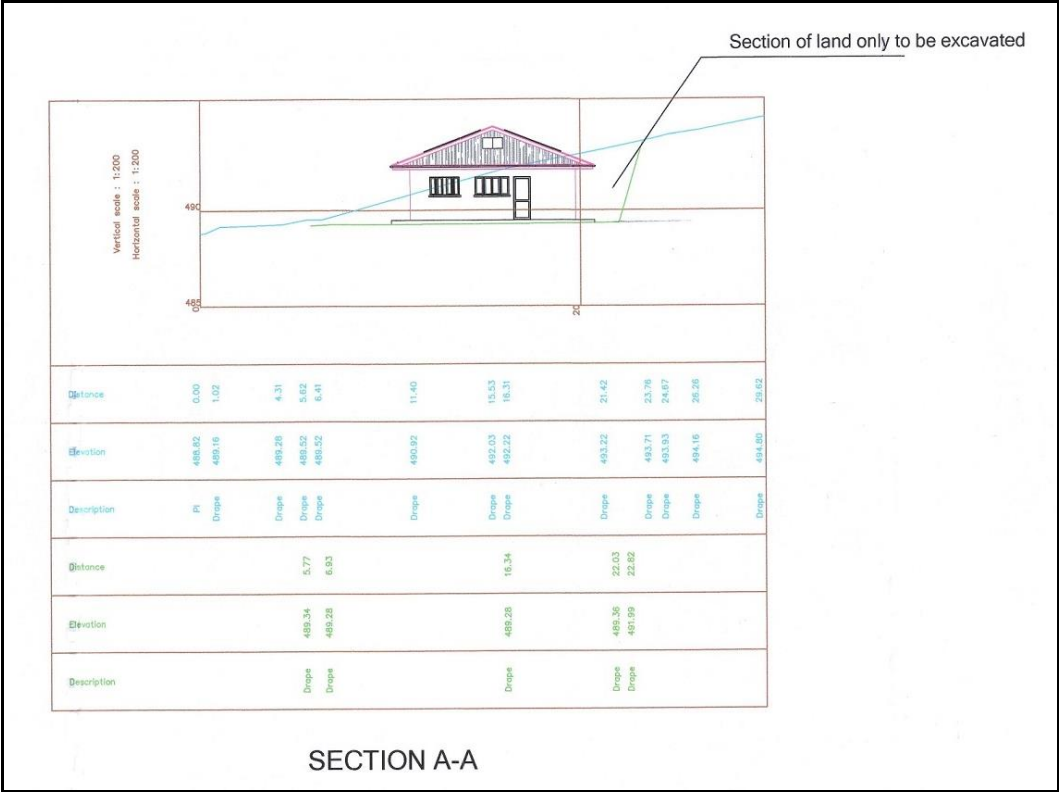


Diagram 4: Proposed Floor Layout

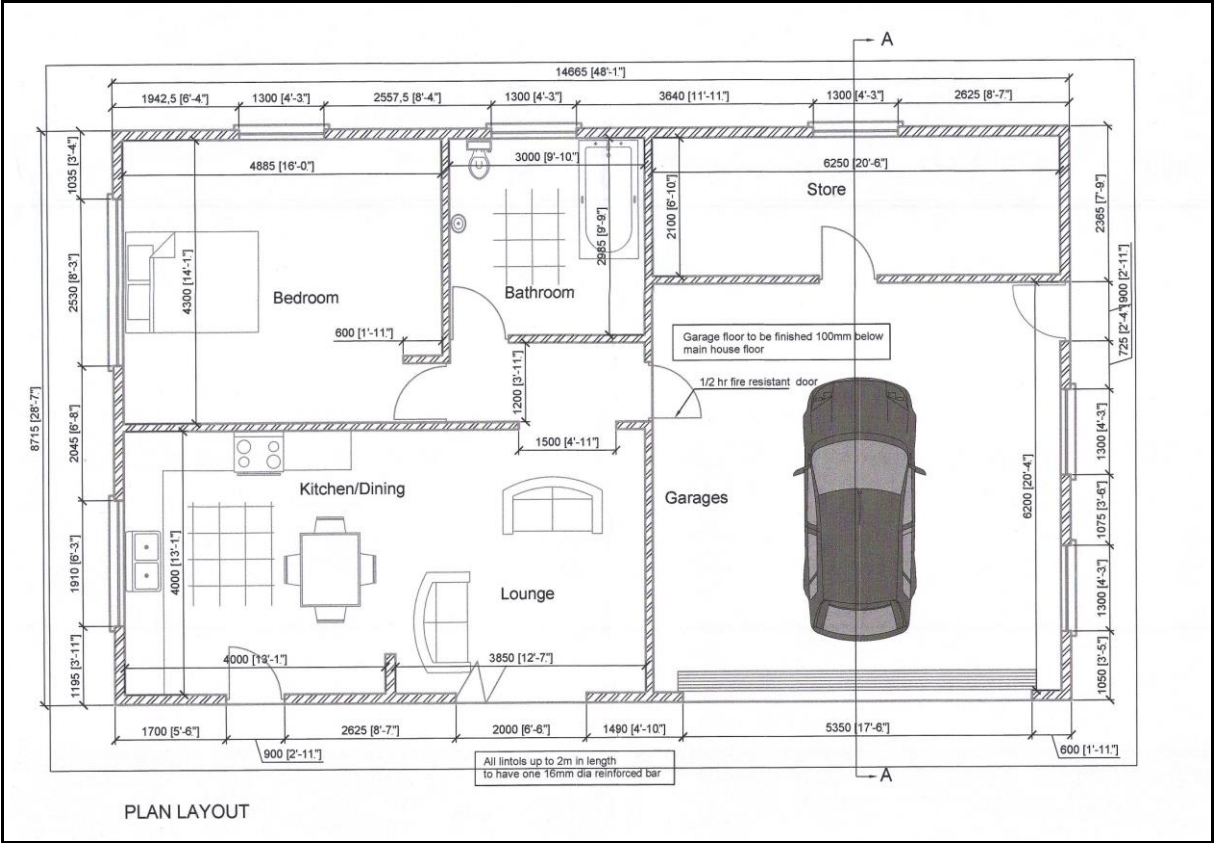


Diagram 5: Elevation Plans



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 considering this development proposal, it is a simple bungalow design with a similar footprint of surrounding residential dwellings. The entire development sits within the applicant's boundary lines including the proposed sewage and soakaway system. Materials used to construct the development are in keeping with that of buildings in the local area. The overall design of the proposed bungalow is coherent in of itself and with neighbouring properties. Therefore, 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.