

Planning Officer's Report - LDCA APRIL 2024

APPLICATION	2024/10 – Proposed Two Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	21 March 2024
APPLICANT	Sophie Crowie
PARCEL	LWN0542
LOCALITY	Nr Coltsheds, Longwood
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 21 March 2024.▪ A site notice displayed in accordance with Regulations.
EXPIRY	4 April 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 – Comments
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	No Response
11. Economic Development	No Response
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 near 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 two-bedroom bungalow, orientated toward the north. The layout will consist of; an open plan kitchen-dining and lounge area that is preceded by a lobby area, where the main entrance is from the front patio. A second

patio and alternative entrance is positioned at the opposite side of the house. A spacious master bedroom and a generous sized, second bedroom is located to the east side of the dwelling. An ample sized bathroom-toilet combined, sits front and central of the bungalow with an in-built linen closet. The roof will be gable pitched style. The total footprint of the bungalow will be 126m² approximately. Some excavation is required for the site, however, the proposed footprint sits within the property boundary lines. It is proposed that a small sewage treatment plant will be installed to deal with sewage. Rainwater and surface water will be captured and used for irrigation. The developer will liaise with Connect St. Helena with regards to getting connected to the nearest water mains. The proposed building materials are; concrete blockwork, render and two coats of paint to finish and grey IBR sheeting for the roof.

Diagram 2: Site Plan

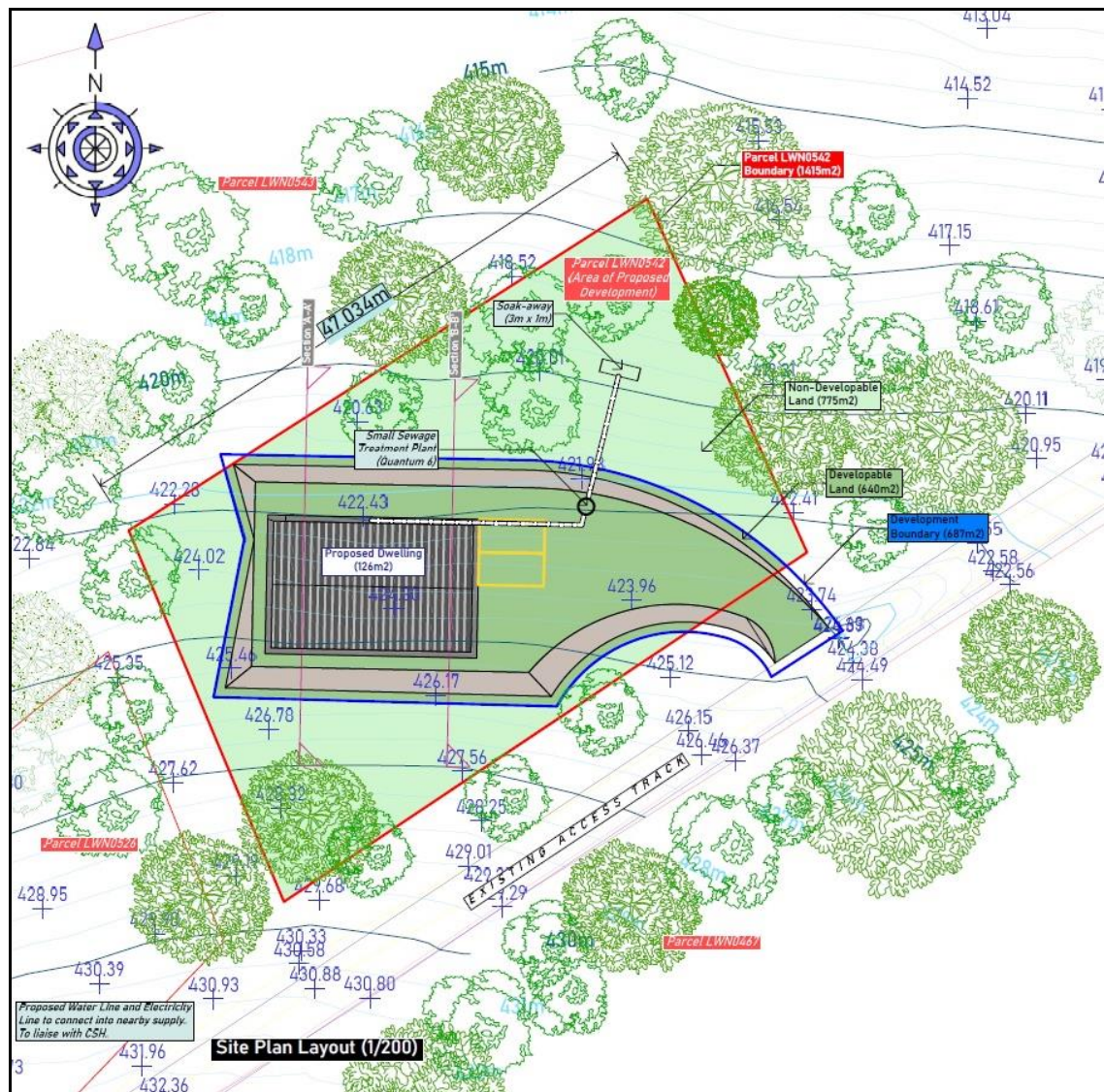


Diagram 3: Cross Sections

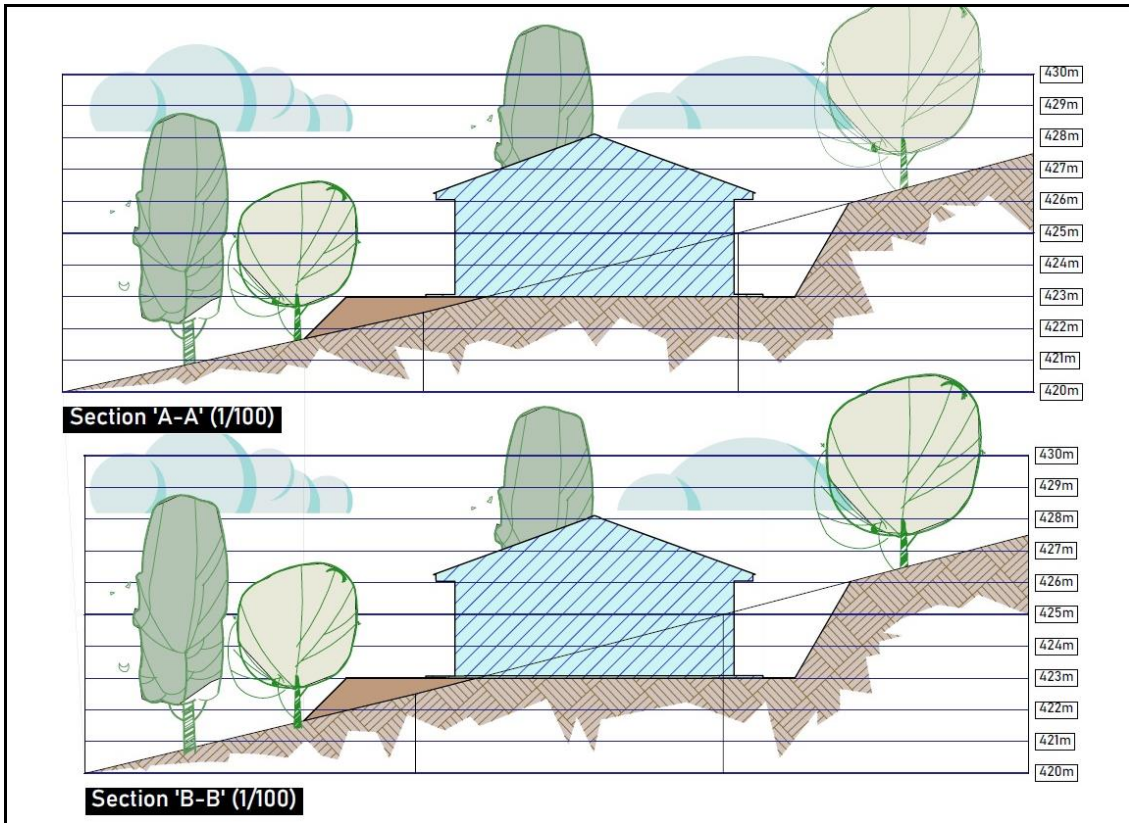


Diagram 4: Proposed Floor Layout

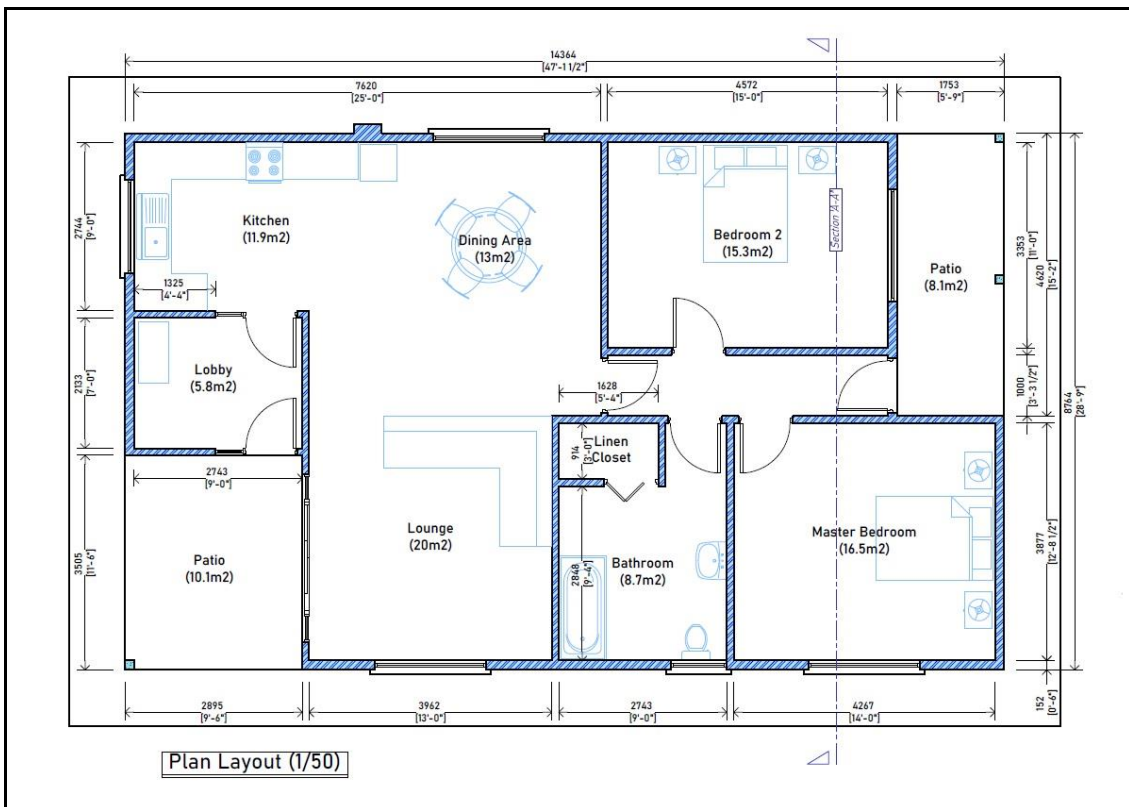
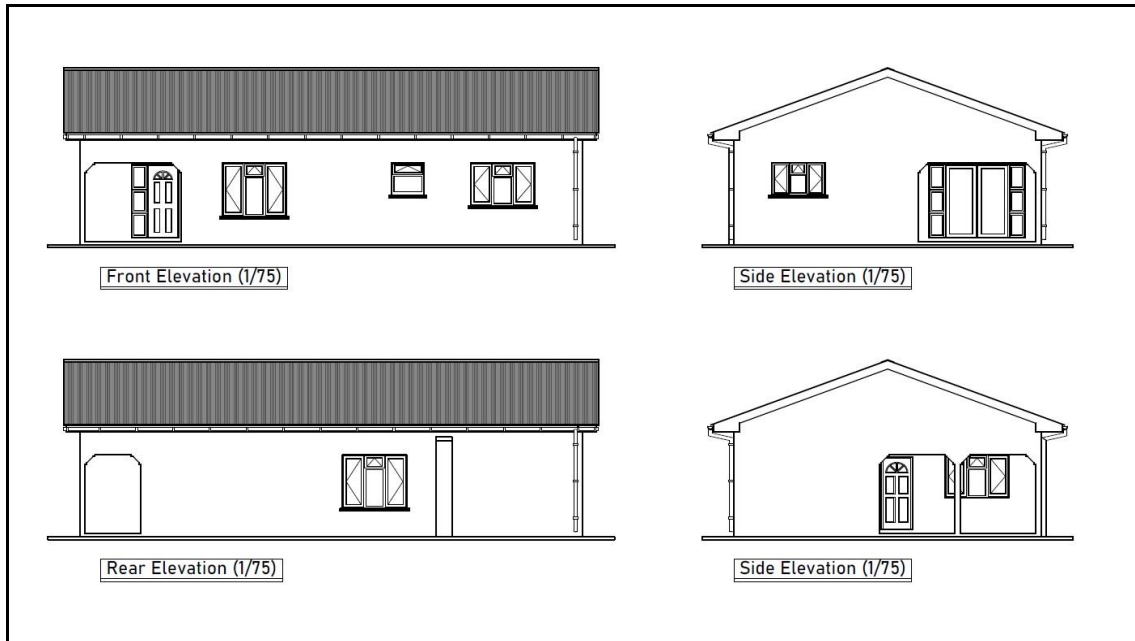


Diagram 5: Elevation Plans



STAKEHOLDER FEEDBACK & REPRESENTATIONS

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

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 onto the main highway. Please insure the access road joining the main road is suitably 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 (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 evaluating this development proposal, the design is a typical, two-bedroom bungalow that shares a similar footprint to that of residential dwellings in the surrounding area. The proposed development sits within the property boundary lines including the small, independent sewage treatment plant and soakaway system. Water and electricity supply will be obtained via existing infrastructure nearby and in co-operation with Connect St. Helena. Rain and surface water will be used for irrigation purposes. Access to the property will be via an existing track. The dwelling will be constructed using materials that 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.