

Planning Officer's Report – LDCA APRIL 2024

APPLICATION	2024/11 – Proposed Construction of a One Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	21 st March 2024
APPLICANT	Christopher Leo
PARCEL	HTH1273, HTH1149 & HTH1122
LOCALITY	Nr Three Tanks, Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant/Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 21st March 2024▪ A site notice displayed in accordance with Regulations.
EXPIRY	4 th April 2024
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

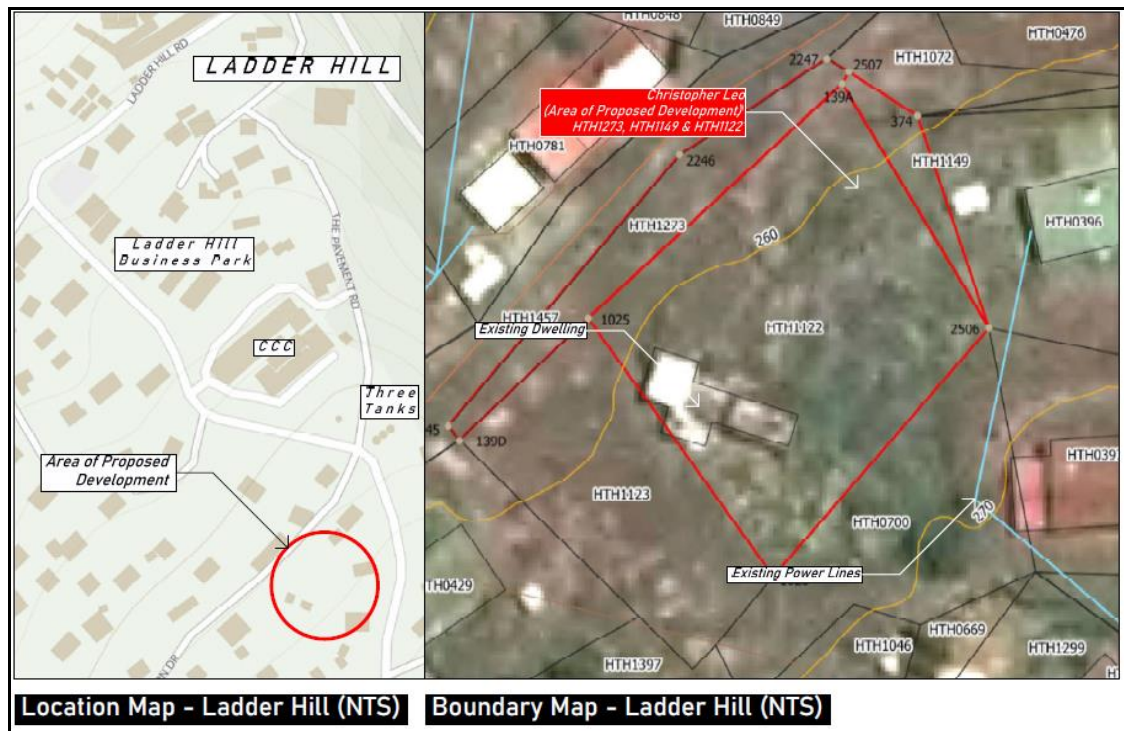
1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Objection - Comments
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted
11. Economic Development	No Response
12. National Trust	No Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

This plot is located approximately 100m south west of Three Tanks, Half Tree Hollow where it is designated within the Intermediate Zone and has no conservation area restrictions

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

Currently there is an existing dilapidated dwelling on the plot. The proposal is to construct a new dwelling adjacent to the existing on this portion of land, where this will be of a single storey design, comprising a kitchen, lounge and dining area, shared bathroom, bedroom and patio. 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 road to the north. Due to ground conditions, minimum excavation in the form of cut and fill will be carried out, measuring approximately 1m in height. The house will orientate at a North West direction 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, and sewage can be connected into the existing communal system, connection will be transferred from the existing dwelling to the new dwelling.

Diagram 2: Proposed Site Plan

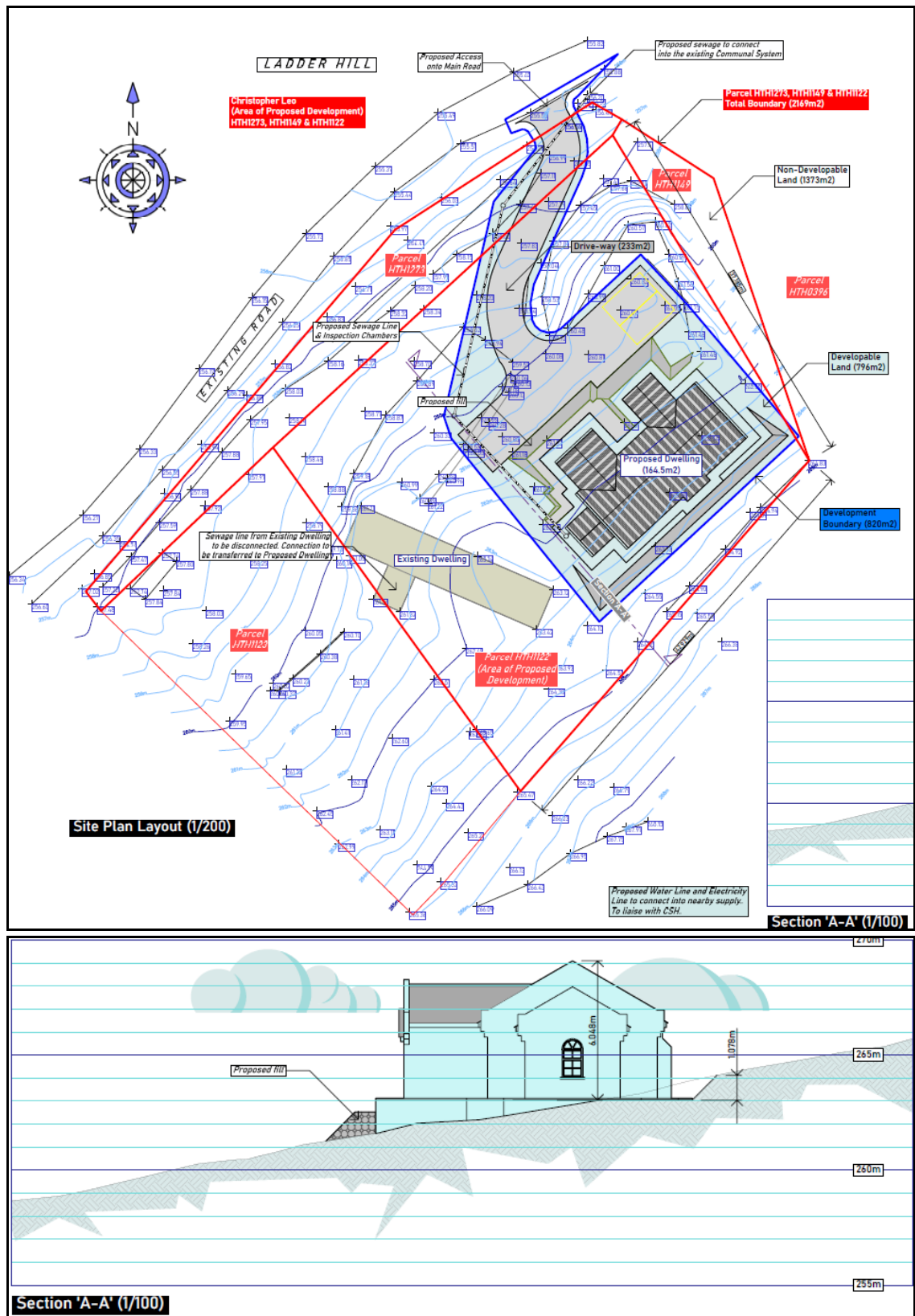


Diagram 3: Proposed Layout & Elevations

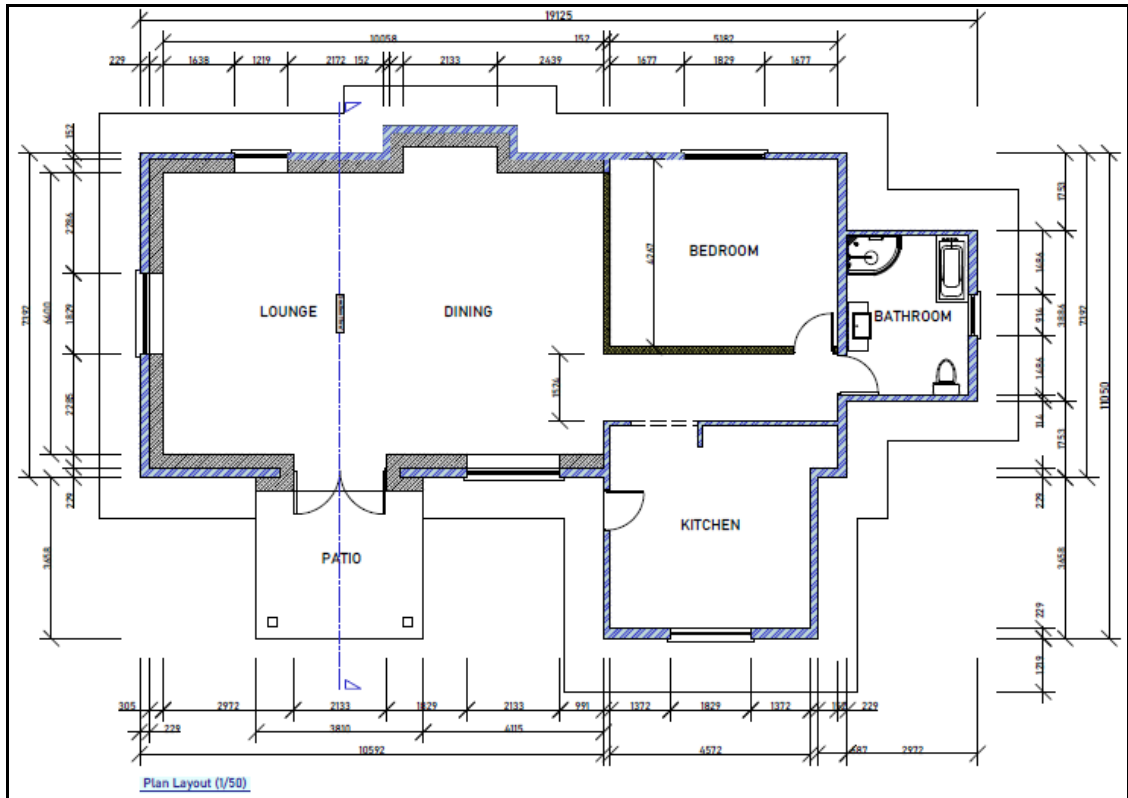
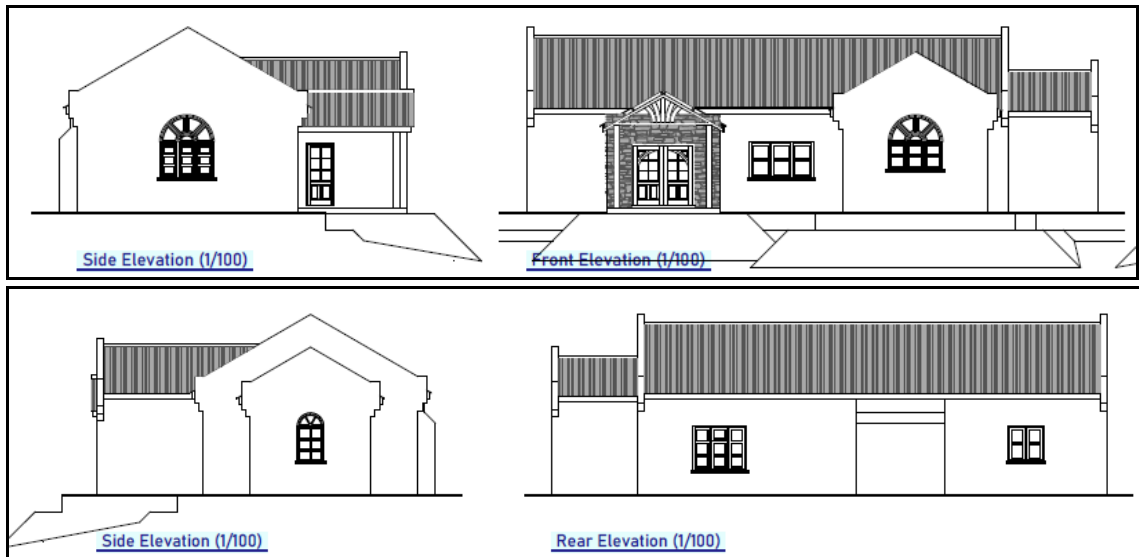


Diagram 4: Proposed Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

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

Roads Section – ‘Applicant to mitigate any water that runs onto the public highway as there are a section of road that water normally pond.’

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, and thus can be supported.