

Planning Officer's Report - LDCA NOVEMBER 2024

APPLICATION	2024/42 – Proposed Construction of a Two Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	5 September 2024
APPLICANT	Marion Henry-Rhodes
PARCEL	TH020247, 248 & 249
LOCALITY	Thompsons Hill, St Pauls
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Private Vacant Land
PUBLICITY	The application was advertised in accordance with Regulations, as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 13 September 2024.▪ A site notice displayed.
EXPIRY	27 September 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 – Comment
5. Property Division	No Response
6. Environmental Management	No Response
7. Environmental Health	No Objection – Comment
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 Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection

Not Applicable

averaged 16.6 seconds, which falls within the acceptable range for a soakaway. Rainwater and surface water will be captured in water tanks.

The proposed building materials are: concrete blockwork and grey IBR sheeting for the roof.

Diagram 2: Site Plan



Diagram 3: Site Section AA

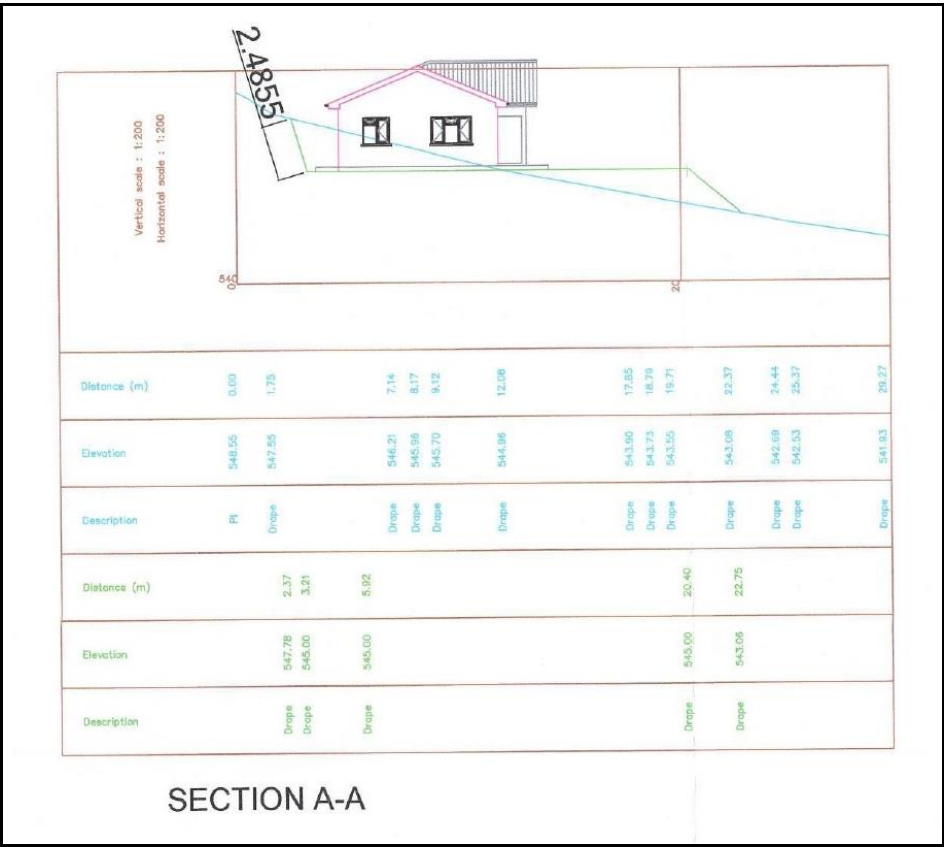


Diagram 4: Site Section BB

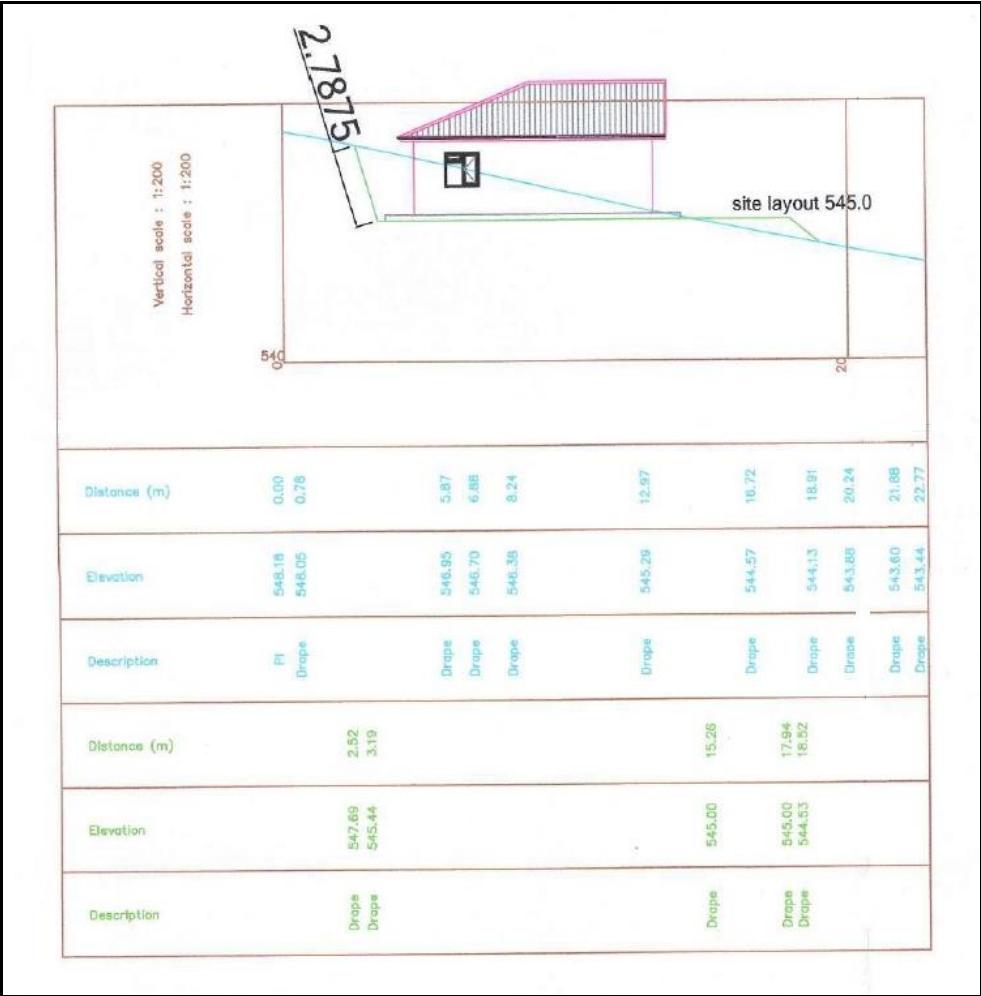


Diagram 5: Proposed Floor Plan Layout

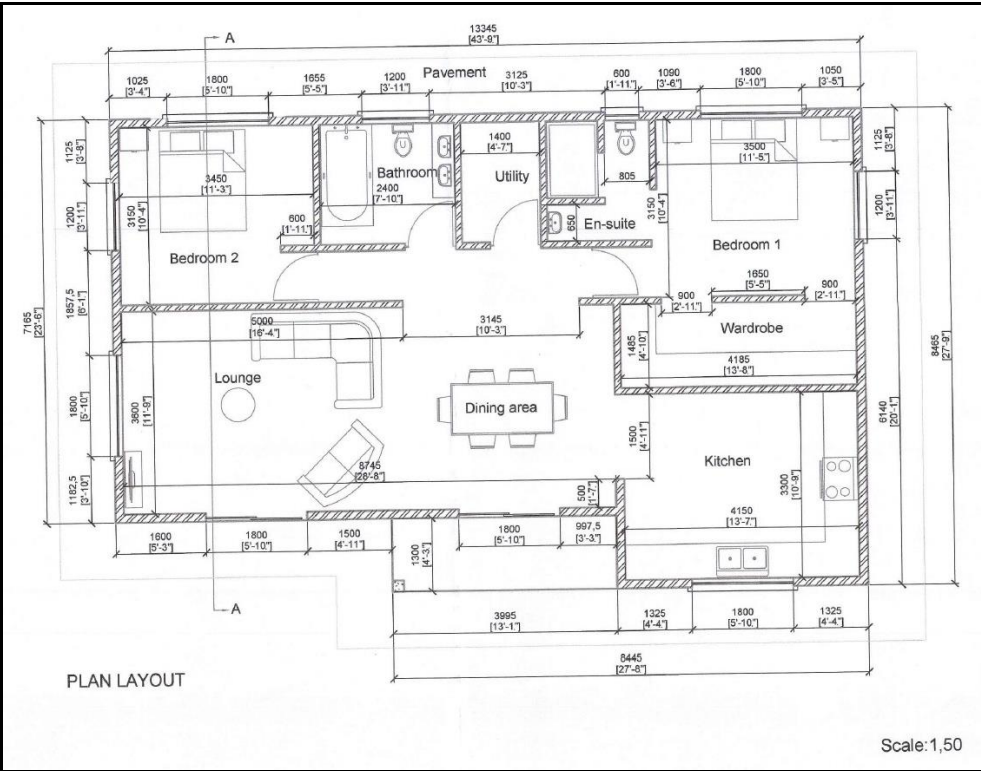


Diagram 6: Front & Rear Elevations

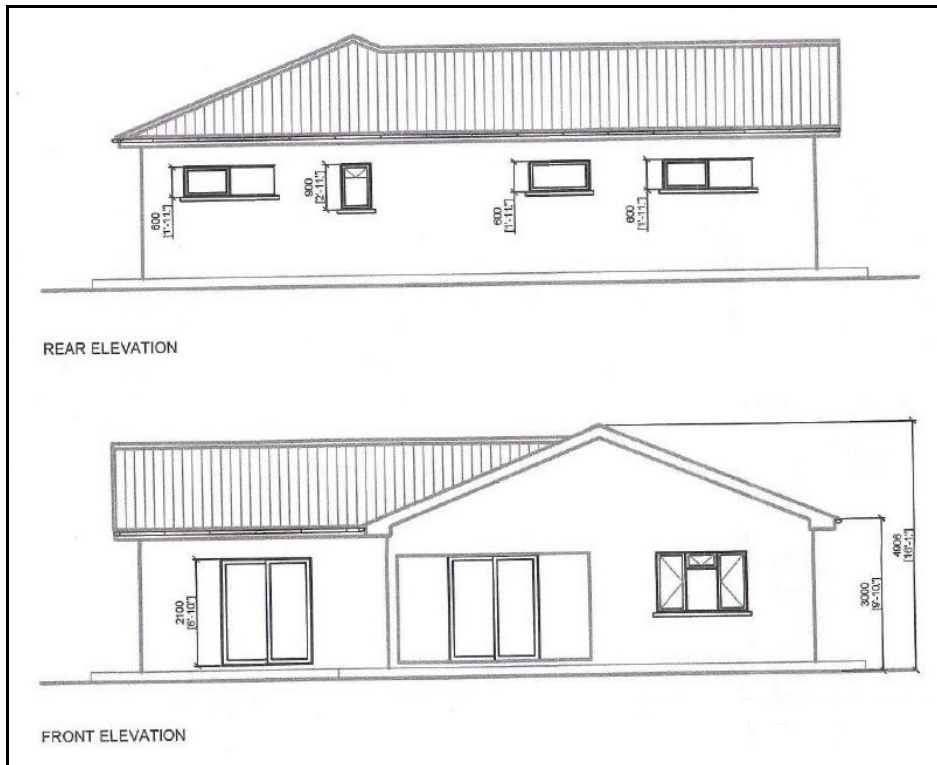
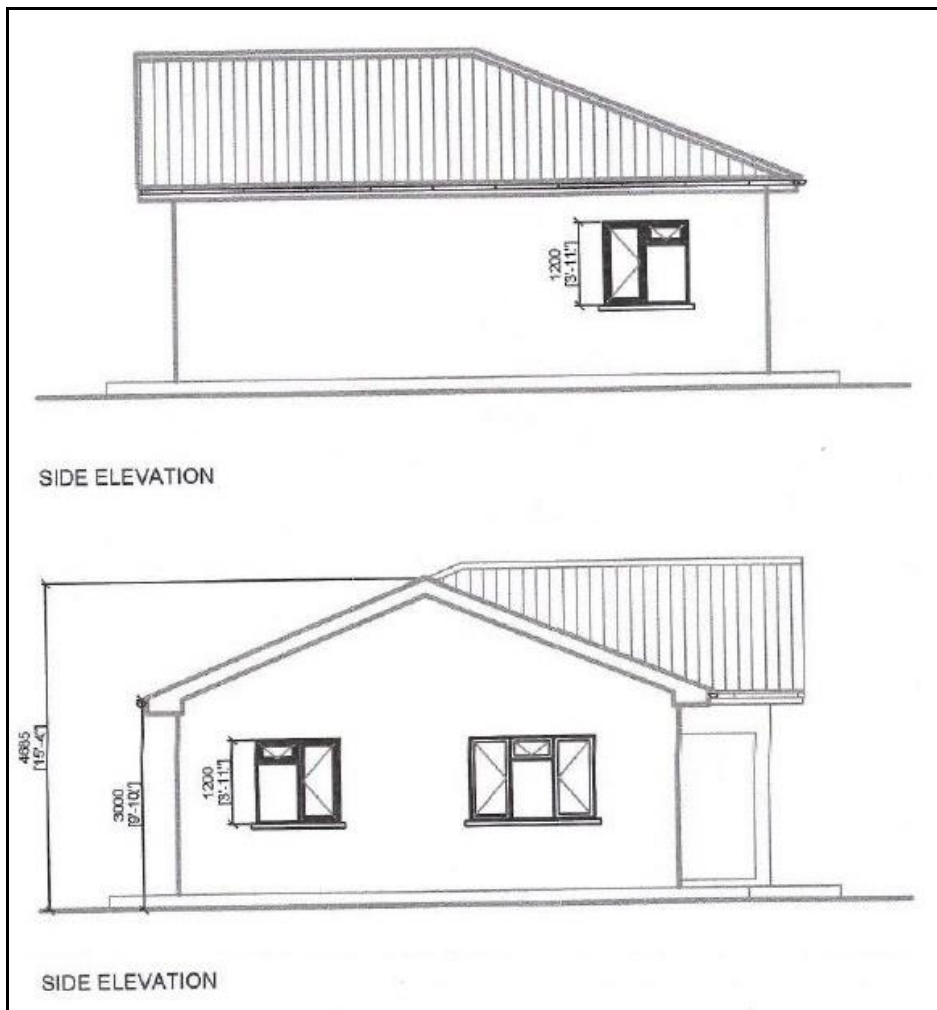


Diagram 7: Side Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or any members of the public. However, there were comments made by Roads Section and Environmental Health as detailed below.

Road 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.

Environmental Health

Presume that permission is given in principle for soakaway to be directed to forest land?

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 Policies: H1 a), b), H2
- 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

The proposal for a new dwelling would be located within the Intermediate Zone where the above policies apply. Policy IZ1 indicates that new dwellings will be acceptable in the Intermediate Zone providing it meets the relevant criteria (relating to siting, scale, layout, proportion, details and external materials, acceptable impact on the amenity of existing development, the land is not agricultural land, the site is not in a National Conservation Area, the proposal seeks optimum use of the land and achieves a density of at least 20 dwellings to the hectare, does not entail excavation of more than 3m in height, provides safe vehicular access and all relevant services and incorporates effective landscaping proposals). Policy H1 indicates that development will be granted for sufficient new dwellings to ensure that housing needs are met. The proposed new dwelling would be acceptable in principle in line with Policies IZ1 and H1.

In evaluating the details of this development proposal, the plan layout locates the dwelling well within the application site boundaries. With an approximate floor space

of 107m², the new building will be of a similar size to that of residential dwellings in the surrounding area. The dwelling will be constructed using materials that are in keeping with that of buildings in the local area and of a design which would not be out of character albeit with a small front projecting section.

The proposed development would have its proposed septic tank within the property boundary lines, however the soakaway system is proposed to be located in forest land to the North West. Rain and surface water will be captured and stored in rainwater tanks.

Access to the property will be via an existing track that comes directly from the main road which is acceptable.

This development proposal can be supported, as it has no adverse effect on the amenity or aesthetic of the immediate area in line with Policy H.9.

To conclude; the proposal complies with the Intermediate Zone and Housing policies and therefore can be supported.