

Planning Officer's Report - LDCA NOVEMBER 2024

APPLICATION	2024/46 – Proposed Two-Bedroom Timber Bungalow
PERMISSION SOUGHT	Full Permission
REGISTERED	24 September 2024
APPLICANT	Charlize Henry
PARCEL	HTH1223
LOCALITY	Nr Ex-Rifle Range, Ladder Hill
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant Land
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 26 September 2024.▪ A site notice displayed in accordance with Regulations.
EXPIRY	10 October 2024
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	Objection – See Stakeholder Feedback Below
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Response
5. Property Division	No Response
6. Environmental Management	No Response
7. Environmental 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 Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection
15. Maritime	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located within the mixed use area of Ladder Hill, 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 timber bungalow that will be orientated towards the North West. The proposed dwelling will be a compact design, consisting of an open-plan kitchen and lounge area located to the east side, that leads out to a modest-sized patio area via sliding doors, a master bedroom with walk-in wardrobe, an ample-sized second bedroom, a combined toilet and bathroom and a utility room. The master bedroom will be situated front and west of the building and projects slightly forward and in line with the parameters of the patio space. The entire built structure will be situated on plinths. The roof will be of a hip design. The total footprint of the bungalow will be 75m².

Excavation to approximately 1m in depth is required for this proposed development.

Sewage will be dealt with by connecting to the communal system when it becomes available. Rainwater and surface water will be captured in water tanks and used for irrigation purposes.

The proposed building materials are; timber frame, fibre cement cladding and IBR sheeting for the roof.

Diagram 2: Site Plan

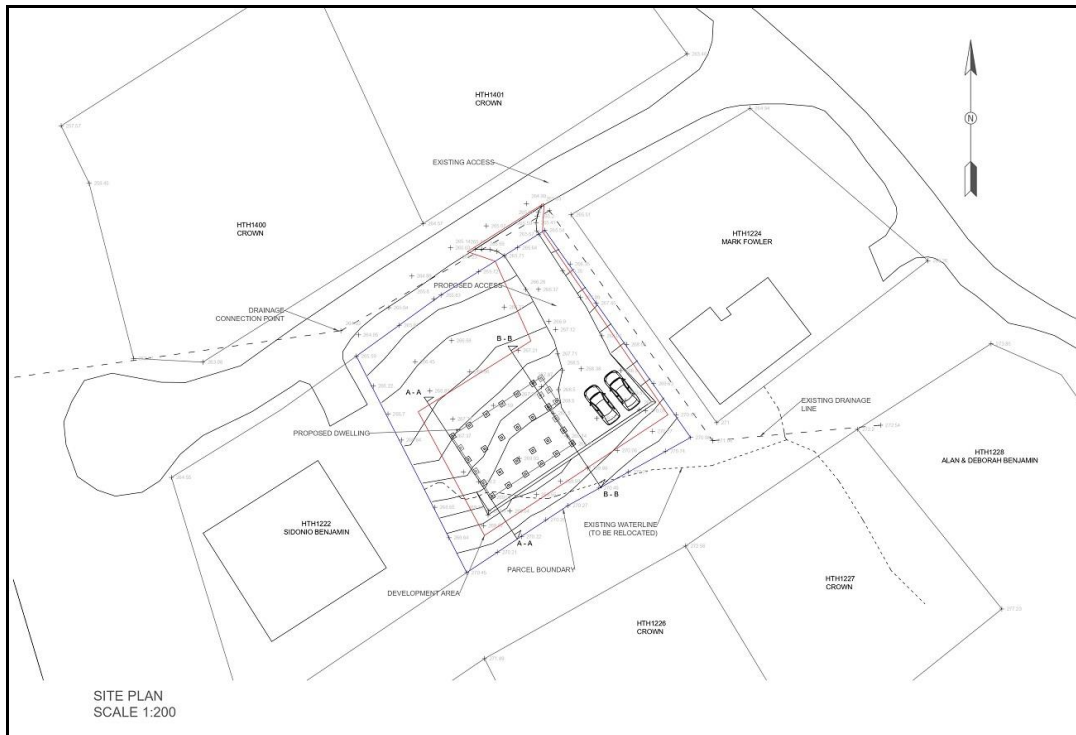
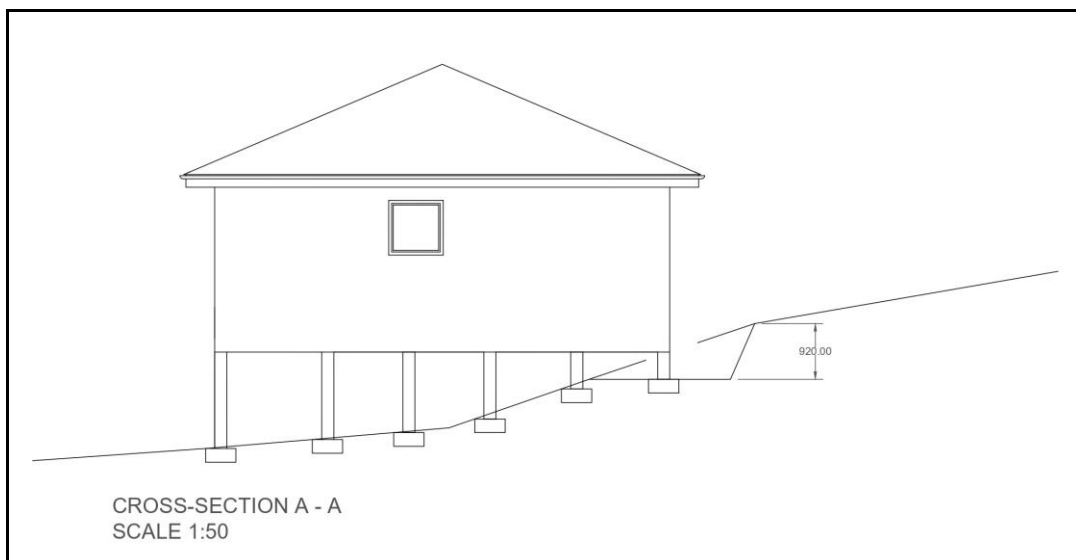


Diagram 3: Site Cross Sections



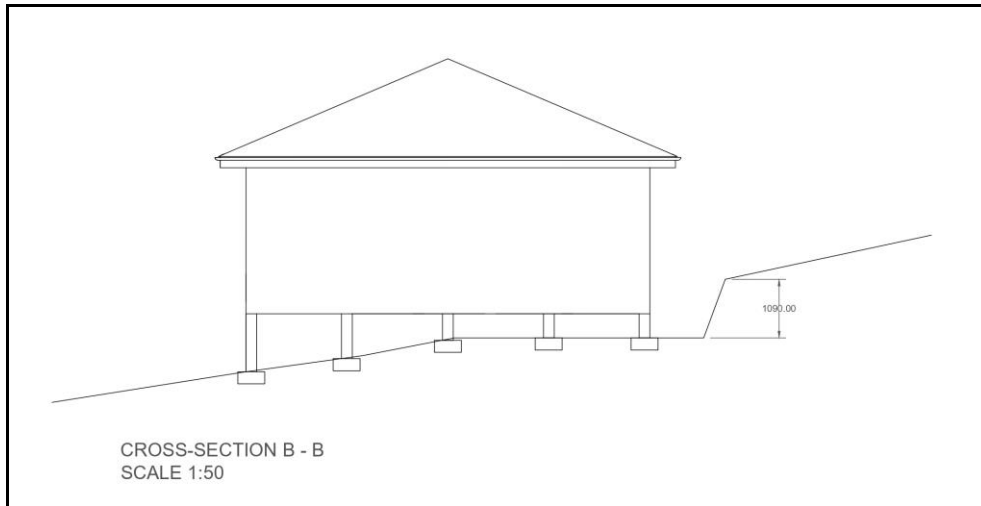


Diagram 4: Proposed Plan Layout

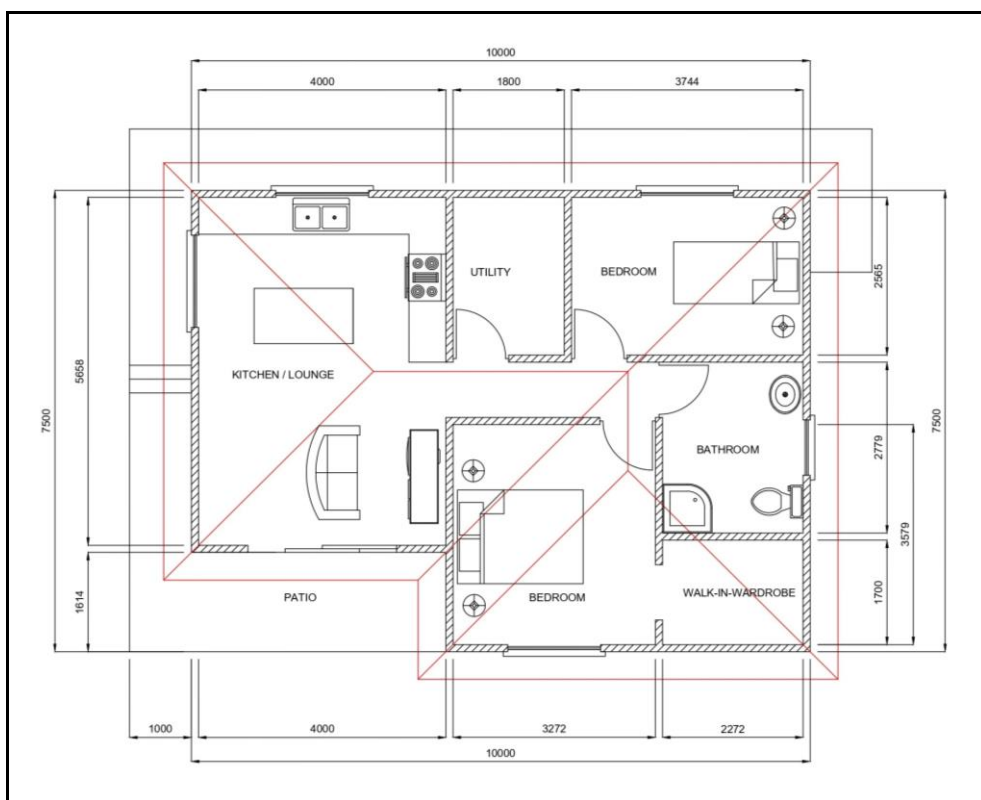


Diagram 5: Proposed Front Elevation



Diagram 6: Proposed Rear Elevation

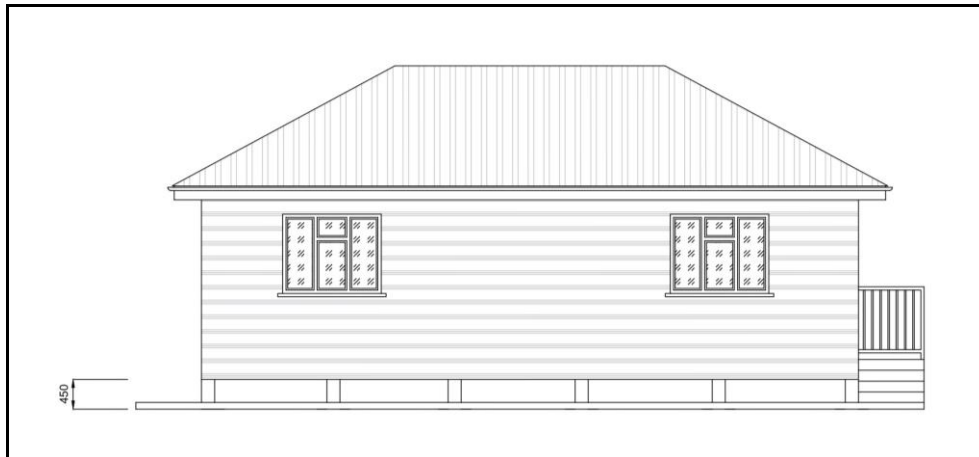


Diagram 7: West Elevation Plan

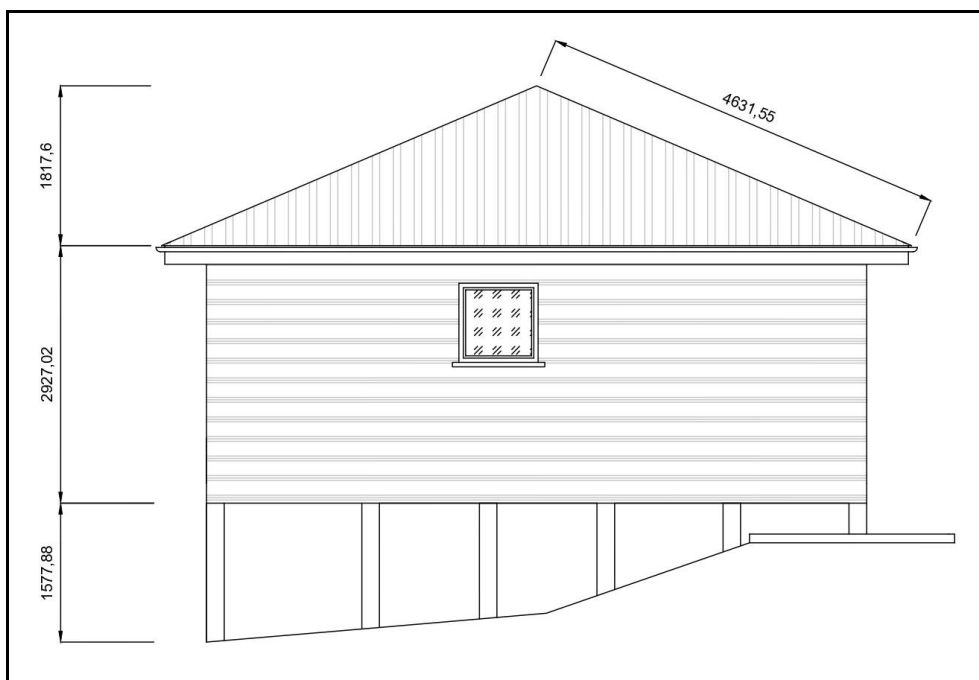
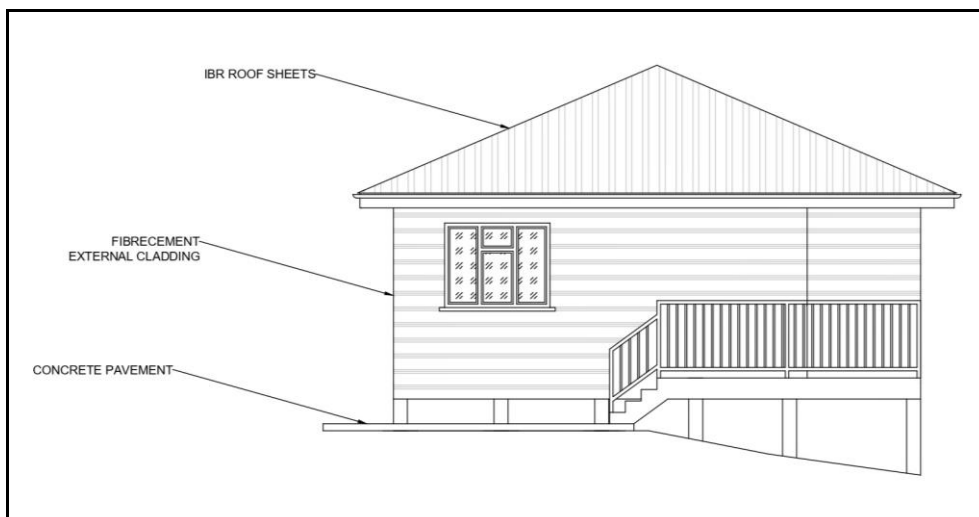


Diagram 8: East Elevation Plan



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations received, however, one stakeholder objection was received from *Connect St. Helena Sewerage Division* as detailed below.

Connect St. Helena Sewerage Division

OBJECTION – SEWER CONNECTIONS IN HALF TREE HOLLOW & JAMES TOWN 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.

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

In assessing this development proposal for a two-bedroom timber bungalow, the building material differs from that of surrounding residential buildings in the neighbourhood, which is primarily made of concrete blockwork. The design also deviates from that of the general neighbourhood with the footprint being slightly smaller, at 75m² and the structure will also be elevated off the ground resting on plinths, which is not a typical architectural feature in this built setting. However, albeit this development possesses alternative features to that of the surrounding residential setting, in of itself, it is a well-considered and compact design, in terms of good layout, making best use of space and has clean and simple lines of symmetry. When considered in its entirety within the context of the area and as just outlined, any deviations from existing designs would not adversely affect the aesthetic or amenity of the area and will only add to the architectural diversity of the modern built environment of the local area. Overall, the proposal complies with the Intermediate Zone policies and therefore can be supported.