

## Planning Officer's Report – LDCA MARCH 2025

<b>APPLICATION</b>	<b>2025/04</b> – Construction of a Two Bedroom Split Level Dwelling
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	28 January 2025
<b>APPLICANT</b>	Dave Stevens
<b>PARCEL</b>	NG0429
<b>LOCALITY</b>	Lower Cleughs Plain
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant Land
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ The Sentinel Newspaper on 30 January 2025</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	13 February 2025
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Objection
4. Roads Section	No Objection – Comment
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Objection
10. Aerodrome Safe Guarding	Not Consulted
11. Economic Development	No Objection
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 Lower Cleughs Plain where it is designated within the Intermediate Zone and has no conservation area restrictions.

**Diagram 1: Location Plan**



### PROPOSED DEVELOPMENT

The Applicant is proposing to construct a two-bedroom split level dwelling land located in Lower Cleugh's Plain. The design layout comprises: an open plan kitchen, dining and lounge on the upper level towards the front (western side) of the building with a balcony/patio; and a master bedroom with ensuite including a bath, a second bedroom with ensuite that includes a shower, a separate toilet and utility room all located at the back of the house, also on the upper level, with a small patio to the South that adjoins the kitchen. An open plan garage and workshop will be on the lower level, together with a separate covered area. The external walls will be constructed from concrete blockwork. The roof will be skillion style and the material used will be IBR roof sheeting.

Excavation is required where an embankment will be created measuring approximately 2.8m in height. Access will be gained from an existing track that joins to the main road to the east. Rainwater will be captured in storage tanks for

irrigation purposes. Sewage will be dealt with by means of a septic tank and soakaway. Drinking water supply will have to be arranged with Connect St. Helena.

Diagram 2: Site Plan

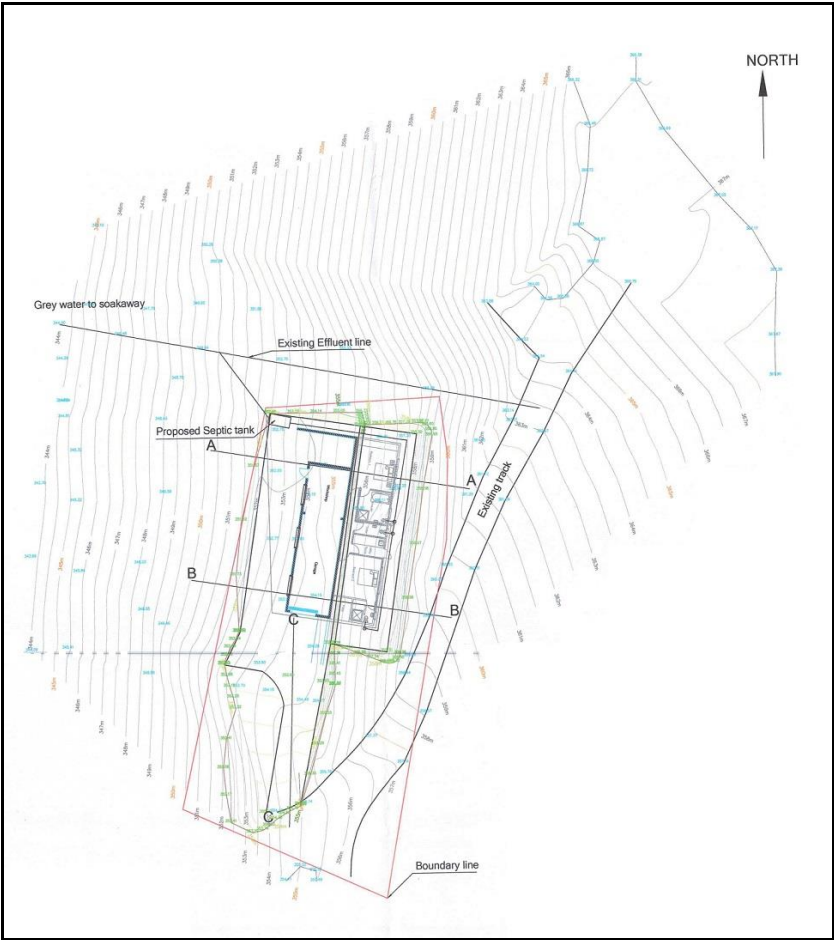
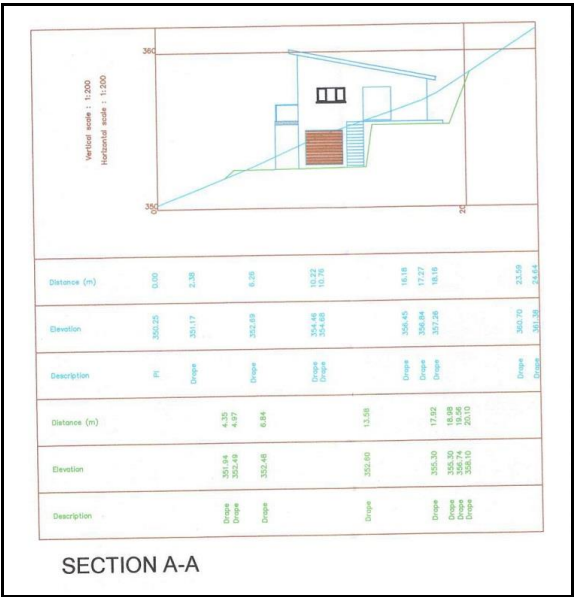
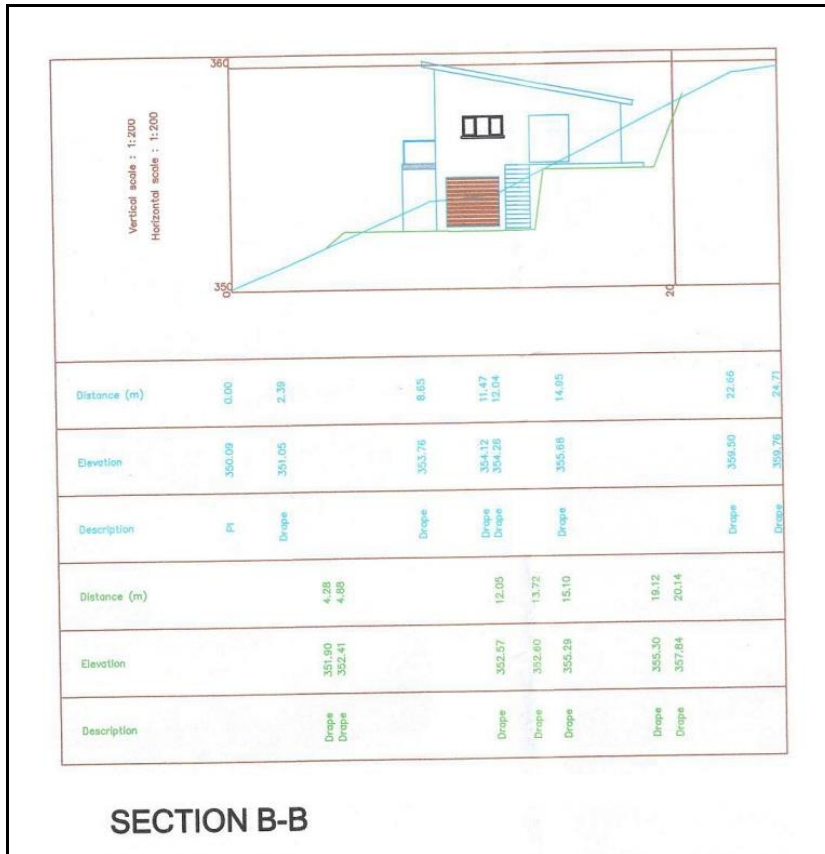


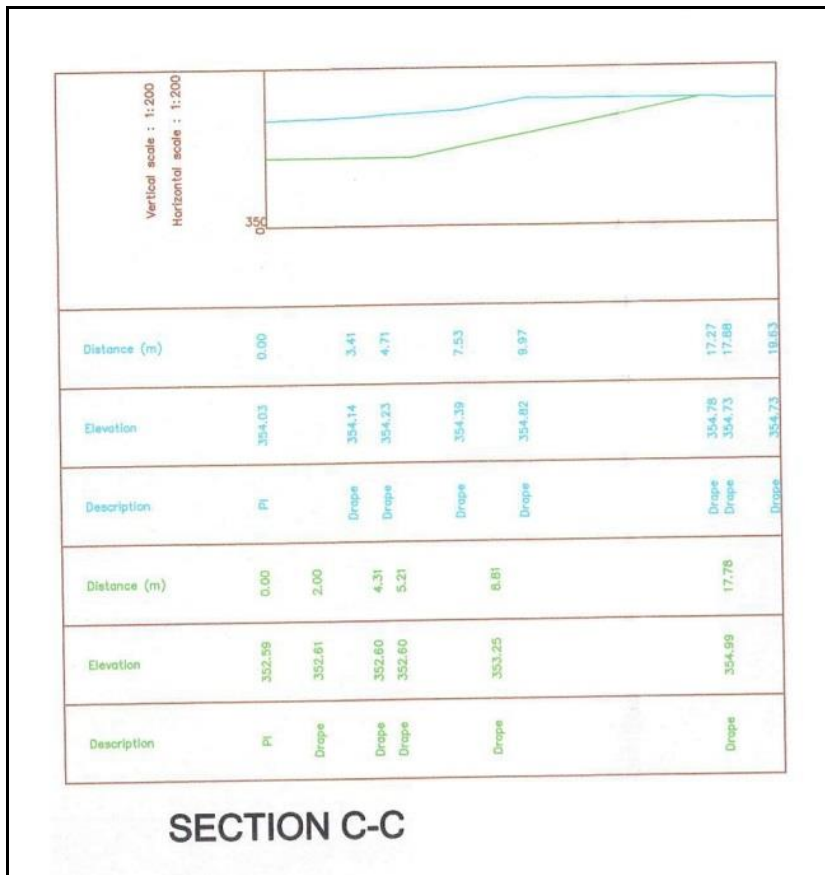
Diagram 3: Site Section A-A



**Diagram 4: Site Section B-B**



**Diagram 5: Site Section C-C**



## 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.*

## 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 evaluating this proposal, the proposal would be in an area which is mainly residential in character, albeit that some neighbouring plots await build out. The design is a two-bedroom split level dwelling that makes best use of the natural contours of the land site. With a footprint of approximately 202m.sq. this development is of a similar scale to that of residential dwellings in the surrounding area. The development sits comfortably within the property boundary lines and will be orientated to the west.

Access can be gained to the property via an existing track used by local residents. Excavation to a depth of approximately 2.8m at the highest point, is well within the recommended maximum height (3m) for the embankment. The dwelling will be constructed using materials that are in keeping with that of buildings in the local area.

Rainwater will be captured and used for landscape irrigation purposes. Water and electricity supply will be arranged in collaboration with *Connect St. Helena*, utilizing

nearby infrastructure. Sewage will be dealt with by means of proposed septic tank and soakaway.

There were no objections or representations received for this proposal.

The overall design of the proposed dwelling is coherent in of itself and with properties in the local vicinity. 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 and housing policies and therefore can be supported.