

Planning Officer's Report – LDCA MARCH 2020

APPLICATION	2020/02 – Proposed Construction of a 2 Bedroom Dwelling
PERMISSION SOUGHT	Permission in Full
REGISTERED	13 th January 2020
APPLICANT	Simon Andrews
PARCEL	HTH1102
SIZE	0.16 acres (689m ²)
LAND OWNER	Simon Andrews
LOCALITY	Nr Rock Club, Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 17th January 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	31 st January 2020
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	Representation - Comment
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Objection
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted

10. Aerodrome Safe Guarding	Not Consulted
11. Enterprise St Helena (ESH)	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. DEVELOPMENT DETAILS SUMMARY (approximate / rounded figures)

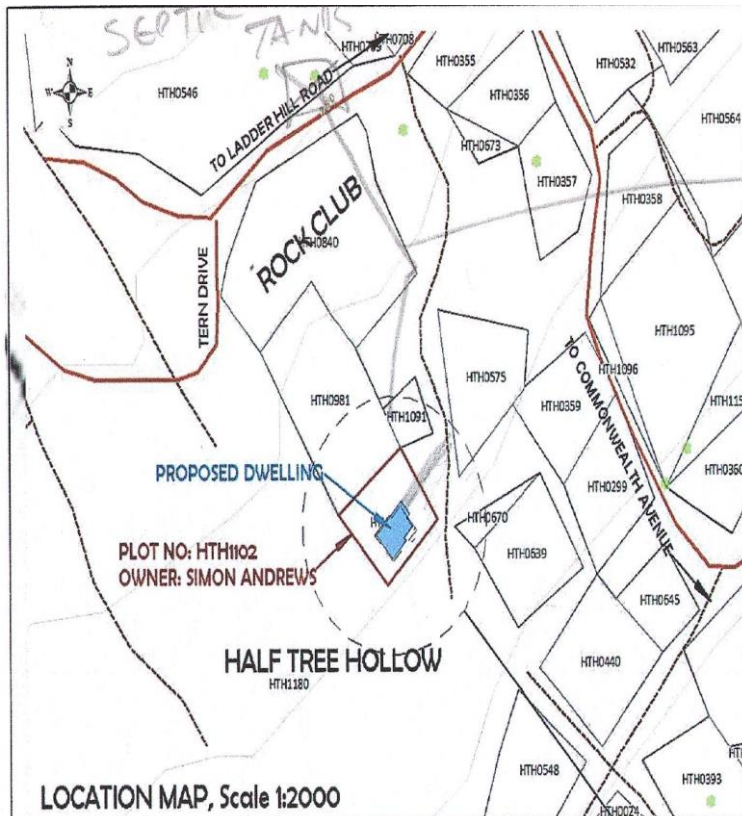
Parcel HTH1102	:	689m ²
Dwelling Footprint	:	120m ²
Plot Coverage	:	17%
Cut Face Slope Height	:	2.5m

C. PLANNING OFFICER’S APPRAISAL

PLANNING HISTORY

Full development permission, subject to conditions, was given for development on this site in March 2015 to construct a two bedroom split level dwelling (Development Application Ref. 2015/12). The developer now wishes to construct a bungalow instead and this is not considered to be a minor variation and therefore requires a new development application.

Diagram 1: Location Plan

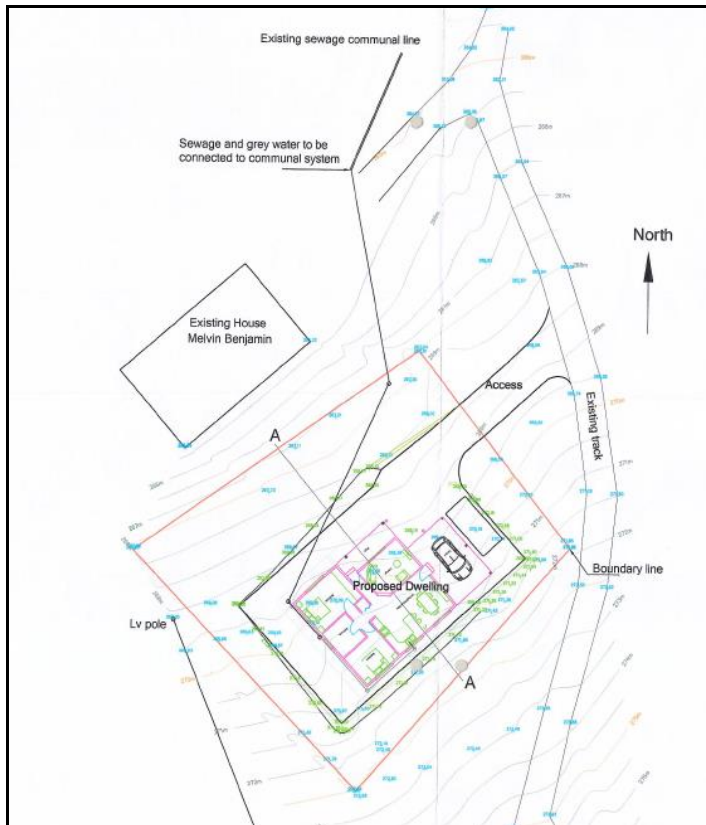


THE PROPOSAL

The site itself is situated above the Rock Club, in Lower Half Tree Hollow and falls within the Intermediate Zone with no conservation area restriction.

Access onto the site will remain relatively the same as the original application, branching from the east via the existing residential road. Cut and fill is now proposed with an embankment to be created, which will measure approximately 2.5m in height. The platform will measure approximately 20m x 13m. On-site manoeuvrability and parking can be achieved.

Diagram 2: Proposed Site Plan



In terms of the location of the house, it is similar to the original application being positioned centrally on the plot. It is now of a single storey design and measures approximately 120m². This will result in a plot coverage of 17%. The floor layout will consist of a single carport situated on the east elevation, which will have a single entrance into the kitchen and dining area; the house also comprises a lounge, shared bathroom, two bedroom and patio. The materials to be used for the external walls are rendered blockwork and roof covering of IBR sheeting.

Electricity and water is available in the area and can be connected to. Sewage has been proposed into the existing communal system, however the drainage line will need to be laid through the neighbouring properties land. An agreement was made

between the applicant and affected neighbour. A letter of consent has been submitted for our record purposes.

For comparison with the previously approved layout plan of the development is shown below, and there is little difference in the layout.

Diagram 3: Previously Approved Site Layout



The overall internal arrangement are of a standard design with a car port to the side of the main house access road and providing an entrance into the dining room/kitchen area. There is small covered patio area in front of the lounge area.

Diagram 4: Proposed Floor Layout

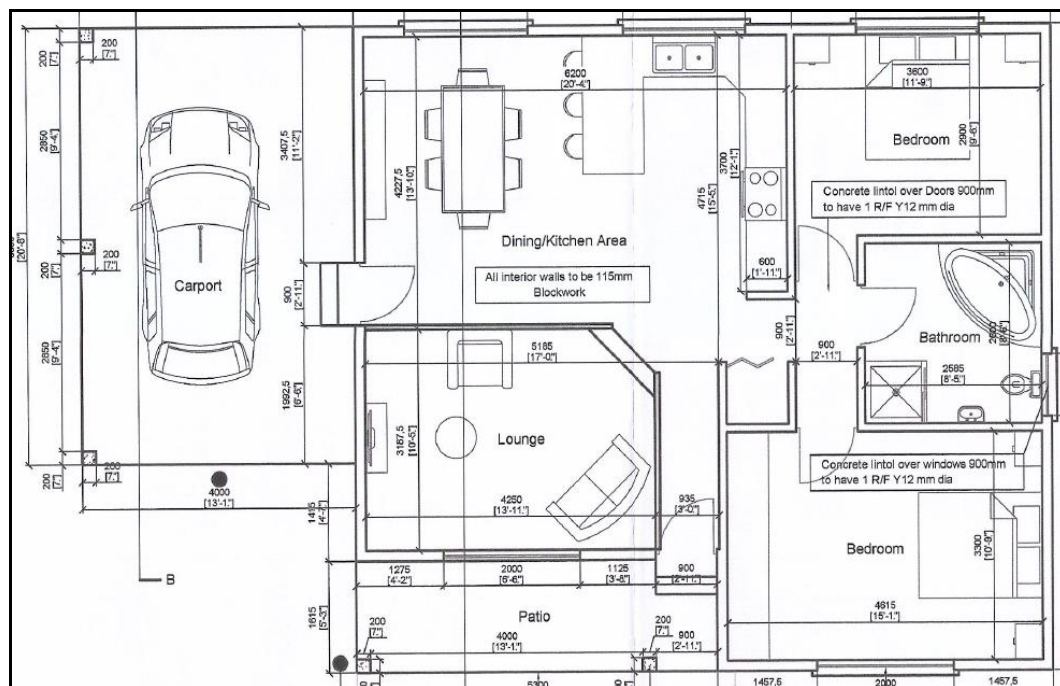
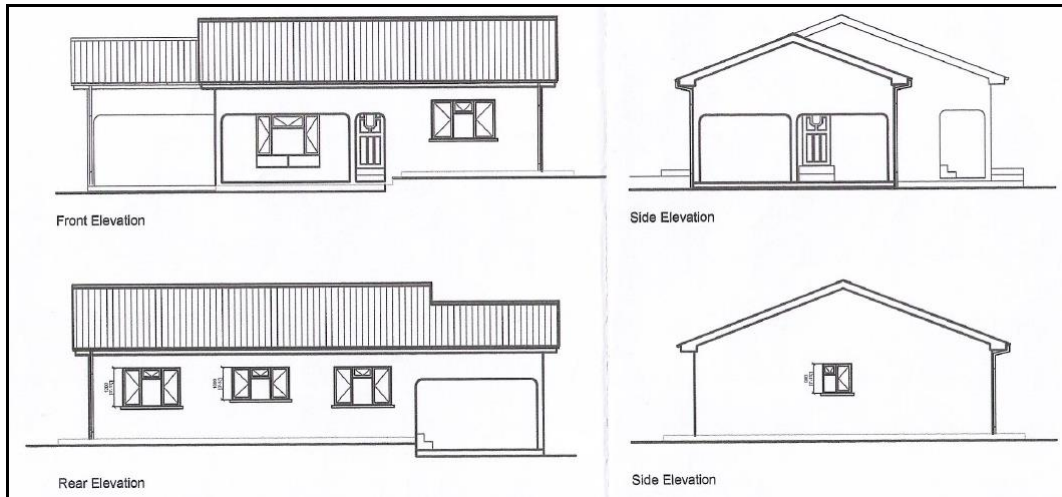
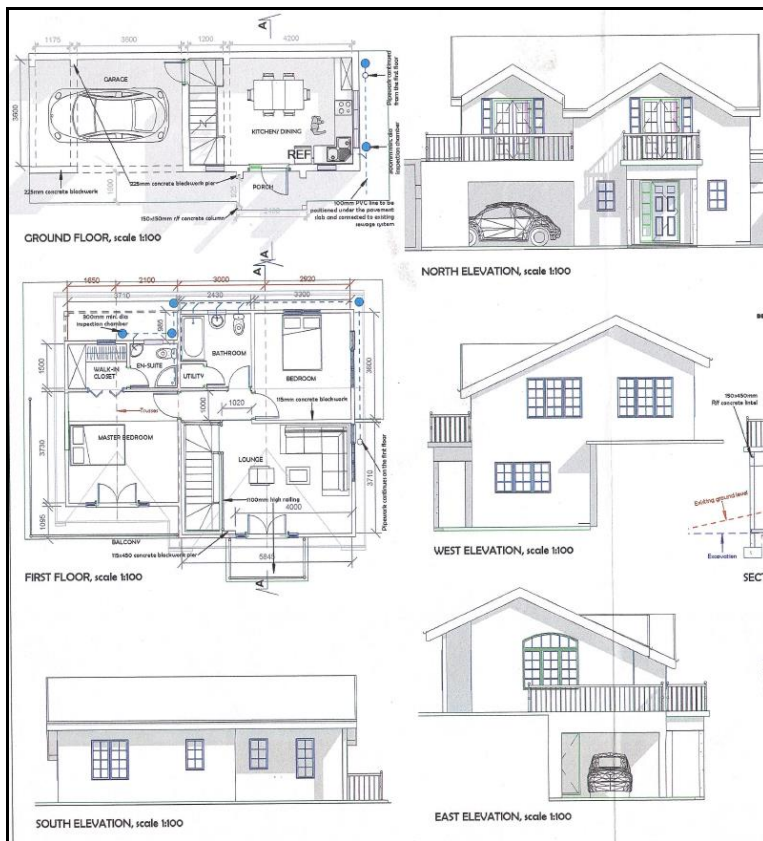


Diagram 5: Proposed Elevations



In comparison with the previous application, with a split level development, there was character and details to the building design with higher level balcony and patio area and more define roofline.

Diagram 6: Approved Floor Layout & Elevations (2015/12)



CONSULTATION

Sewage & Water Division (Connect) have responded stating that “had the application been to amend a pre-existing planning application CSH would not have objected as it

would not have increased sewage load from the amount that had been pre-approved prior to the current position. However, as the planning department are aware there is currently an issue with sewage capacity and as a general rule CSH objects to planning permission for new build properties which need to connect to the public sewage system; as to do otherwise would set a potential precedent. As such CSH cannot say that it does not have objections due to the difficulties with current sewage capacity. However, if planning were to consent to the current new application CSH would treat the application as an amendment to the pre-existing planning application as to the issue of any subsequent connection.

Officer Response: The response from Sewage & Water Division of Connected is understandable given the current sewage capacity issue in the Half Tree Hollow area of the Island. As the previous application was approved before the moratorium on development in this part of the Island and as this is an amended development, the concern raised is acknowledged, however there are no issues in permission being granted in this instance.

POLICY CONSIDERATION

The proposed development is assessed against the LDCP Policies set out below:

- Intermediate Zone: Policies IZ1 (a, b, f, g and h)
- Housing: Policy H9
- 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