

Planning Officer's Report – LDCA NOVEMBER 2025

APPLICATION	2025/34 – Proposed Construction of a Two Storey, Three Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	27 th May 2025
APPLICANT	Russell Harrison
PARCEL	HTH1246
LOCALITY	Upper Cow Path, Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant – Excavated Site
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 30th May 2025▪ A site notice displayed in accordance with Regulations.
EXPIRY	13 th June 2025
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Objection
4. Roads Section	No Objection - Comments
5. Property Division	No Objection - Comments
6. Environmental Management	No Response
7. Public Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response
10. Aerodrome Safe Guarding	No Objection
11. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection

B. PLANNING OFFICER'S APPRAISAL**LOCALITY & ZONING**

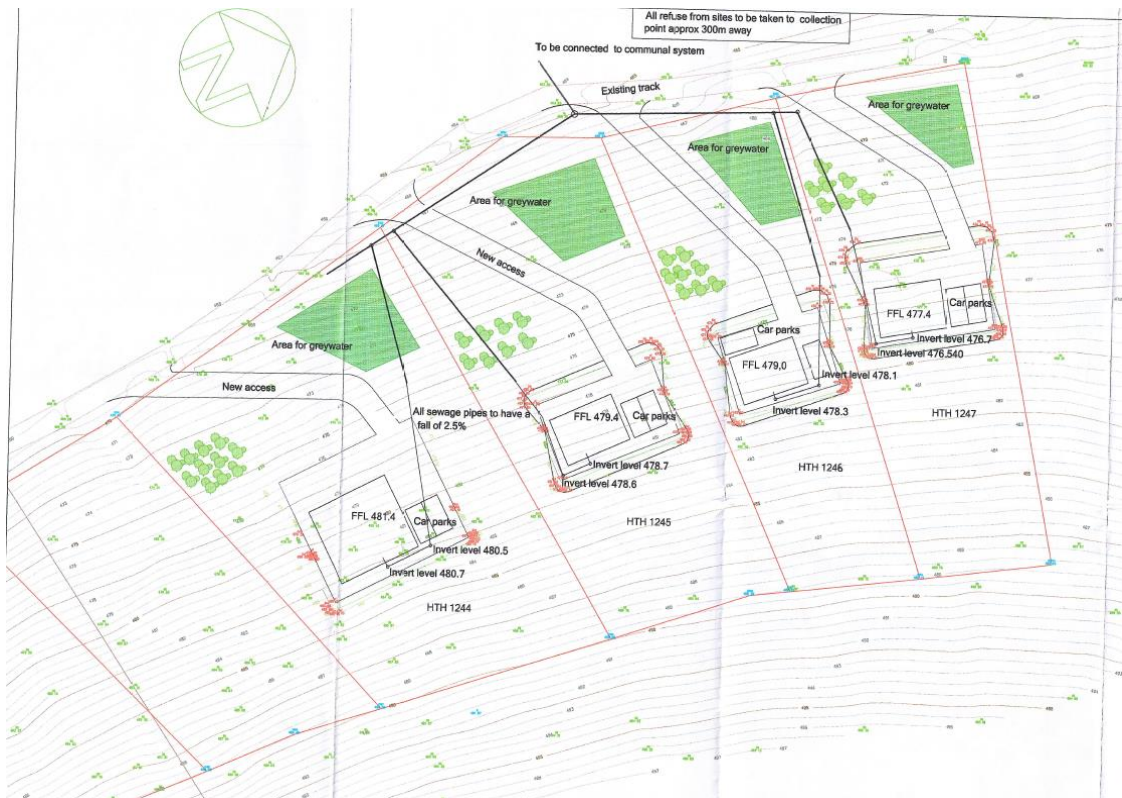
This plot is located at Upper Cow Path, Half Tree Hollow. The site is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan

**PLANNING HISTORY**

The plot forms one of four plots that were granted permission for the construction of bungalows in 2016 (Development Consent 25/2016) on Parcels HTH 1244, HTH1245, HTH1246 and HTH 1247.

Diagram 2: 2016 Approval



PROPOSED DEVELOPMENT

The plot had been previously excavated as part of the approved application referenced 2016/25 for 4 bungalows.

The current application is to construct a three- bedroom, two-storey dwelling orientated in a north westerly direction. There is some further, minor excavation proposed to accommodate the building, involving straightening the embankment slope.

The floor layout of the ground floor comprises two bedrooms with en-suites, third bedroom, shared bathroom and garage. A staircase will then lead onto the first floor open planned kitchen, dining and lounge area, where there is also a utility room, east facing patio and north facing balcony.

The building will be constructed from concrete blockwork, rendered then painted. The roof coverings will be made from IBR sheeting and of a skillion design. Existing services in the form of ducting for sewage to the communal system, electricity and water is situated on the north western side on the neighbouring land, previously installed by the first developer.

An access road to the public road is proposed, in part, outside the development boundary. While outside the planning process, the applicant will need to seek the consent of the neighbour to provide the indicated vehicle access arrangement.

Diagram 3: Site Layout

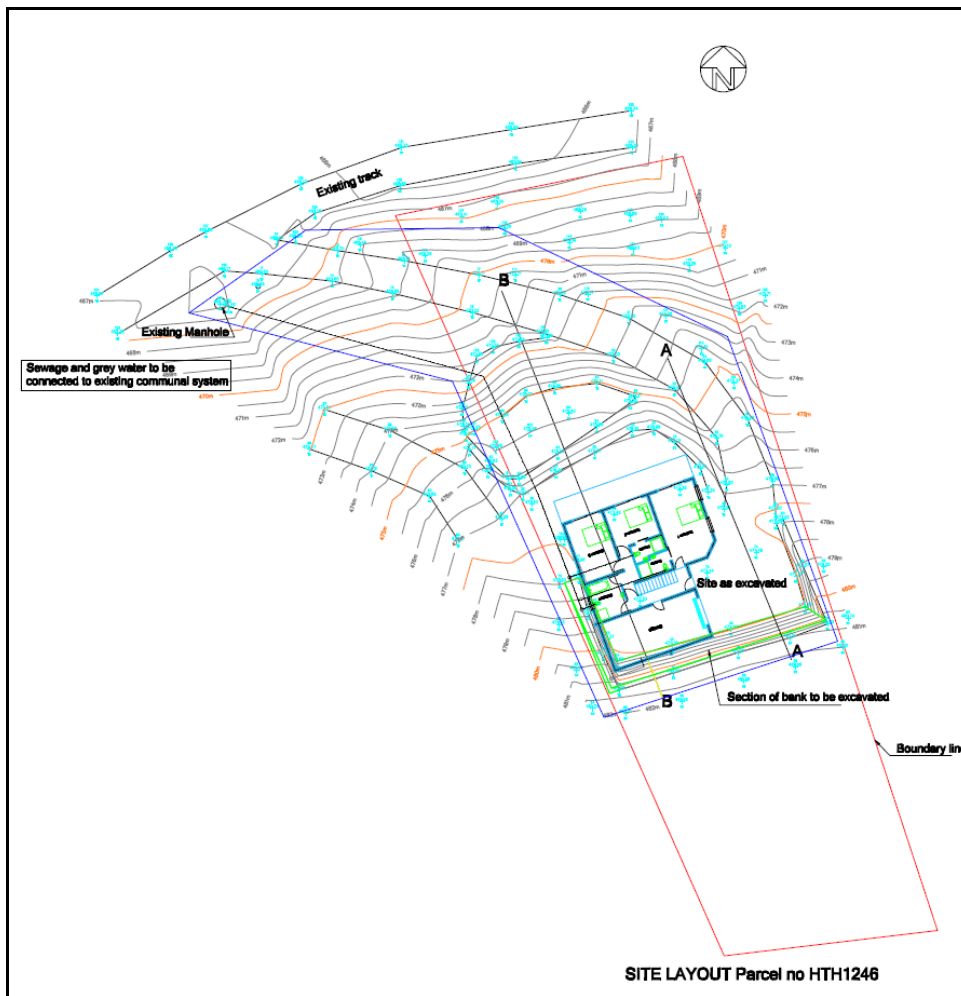


Diagram 4: Site Section

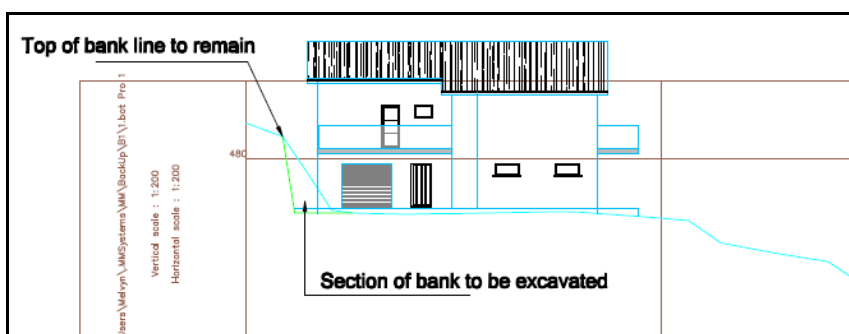


Diagram 5: Ground Floor Layout

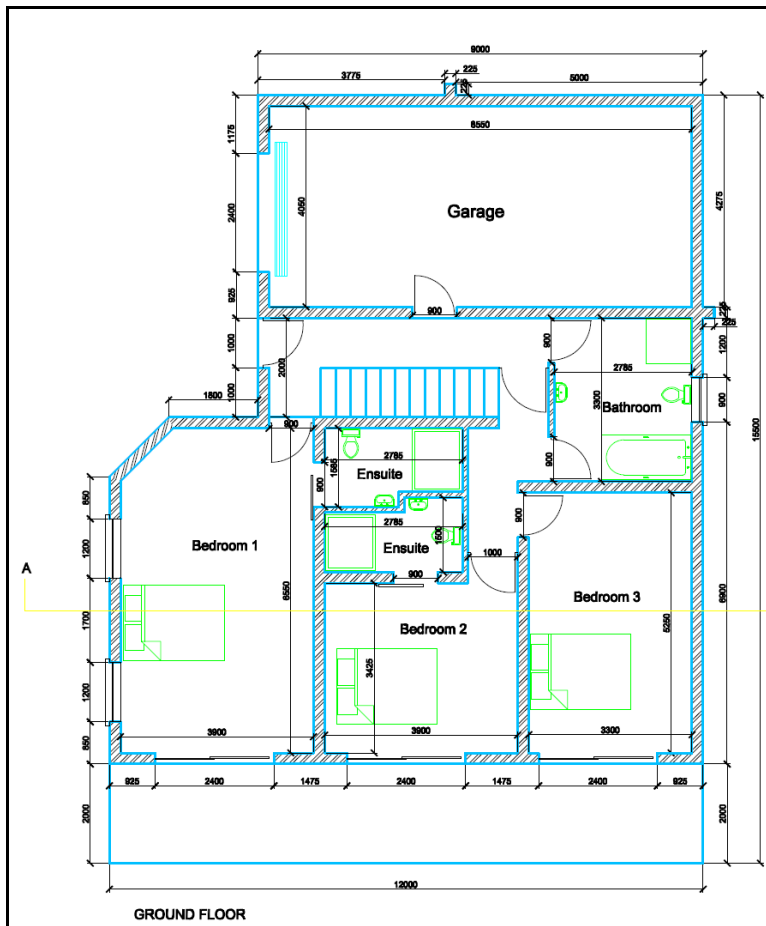


Diagram 6: First Floor Layout

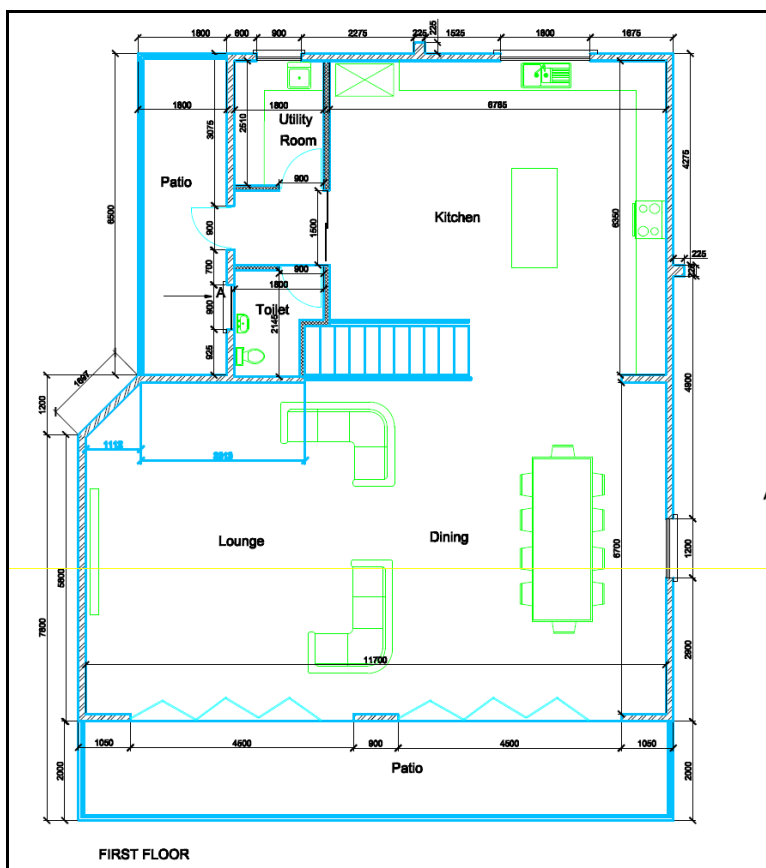
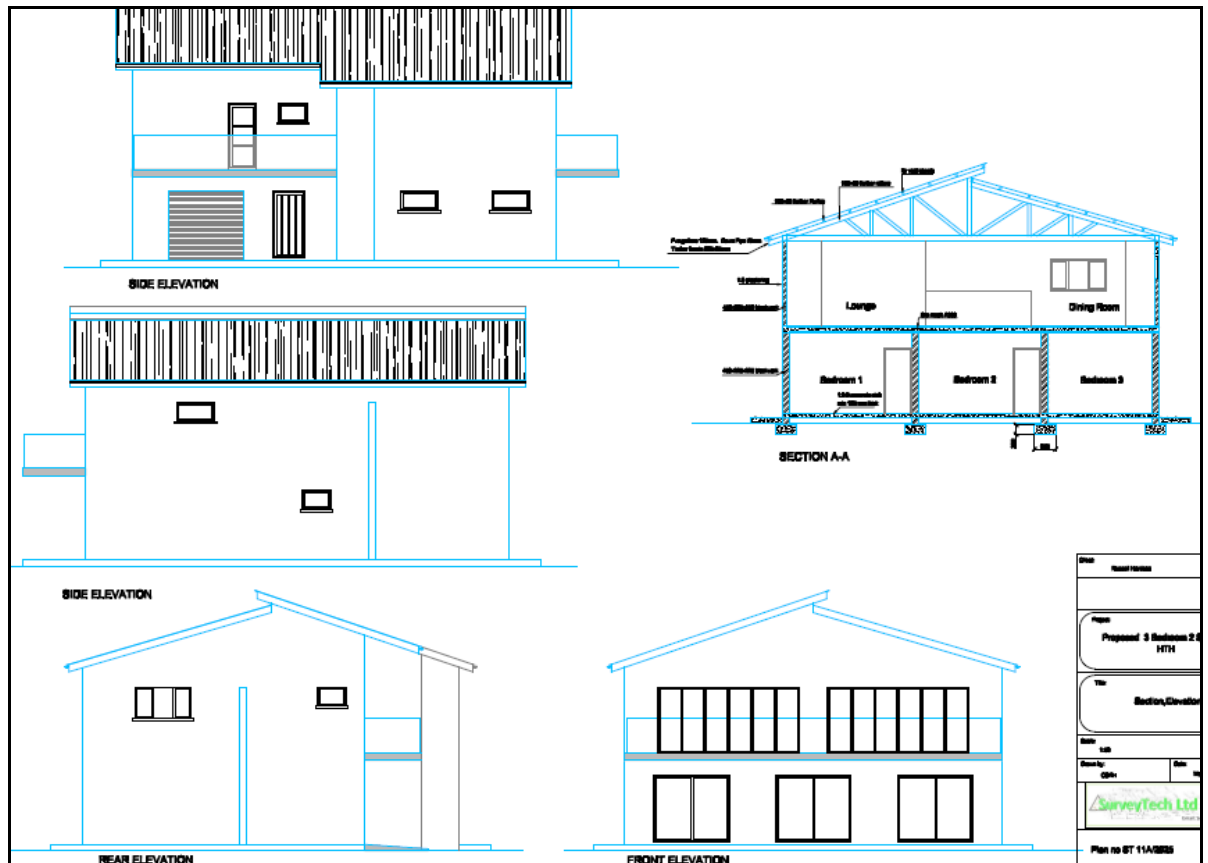


Diagram 7: Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received, however comments were received from Roads Section and Property Division.

Roads Section – No objection: ‘Applicant is to be fully responsible for any storm water.’

Property Division – No objection: ‘Concern could be the boundary lines as the building is close to the boundary (due to the narrow property, as an advisory note it might be best for the applicant to define the boundary to ensure that no encroachment takes place.’

LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land Development Control Plan (LDCP, 2012) 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 & H.9
- 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 plot was excavated under the previous development permission 2016/25 albeit for construction of a bungalow.

The use being for residential purposes is conducive to the area, and is not materially damaging to the amenity of existing development.

The siting of the development has been dictated by the site excavation, with the orientation of the house facing a north westerly direction, coinciding with neighbouring development. The house design is unique within the immediate setting between two bungalows, however given the design has not breached 485masl contour it remains compliant with the overall standing of the eight plots along this ridge. The design has also improved from the initial submission, where the roof has taken design inspiration from one of the neighbouring dwellings to the west. The scale and mass within the immediate vicinity will be prominent, however from a distance will be seen somewhat against existing two-storey and three-storey development that is situated in the area.

All services are provided for in terms of utilities and parking spaces, albeit that this will rely on a third party giving permission.

A Condition relating to storm-water management has been requested by Roads Section and is included as proposed Condition 5. An Informative is proposed relating to Property Division's comments.

Overall, the development is in compliance with the relevant Intermediate Zone, Housing, Water, Sewage, Storm, Drainage, Road and Transport policies, and therefore is considered acceptable.