

## Planning Officer's Report - LDCA DECEMBER 2025

<b>APPLICATION</b>	<b>2025/63</b> – Formation of Access Road
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	21 July 2025
<b>APPLICANT</b>	Chief Housing Officer, Housing Section, SHG
<b>PARCEL</b>	HTH1383
<b>LOCALITY</b>	Lower Half Tree Hollow
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Existing Dwelling
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ <i>The Sentinel &amp; Independent</i> Newspapers on 31 July 2025.</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	15 August 2025
<b>REPRESENTATIONS</b>	None
<b>DECISION ROUTE</b>	<b>Delegated</b> / <del>LDCA</del> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection – Comment
2. Energy Division	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Protection	No Objection
7. Environmental Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response
10. Aerodrome Safe Guarding	No Response
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

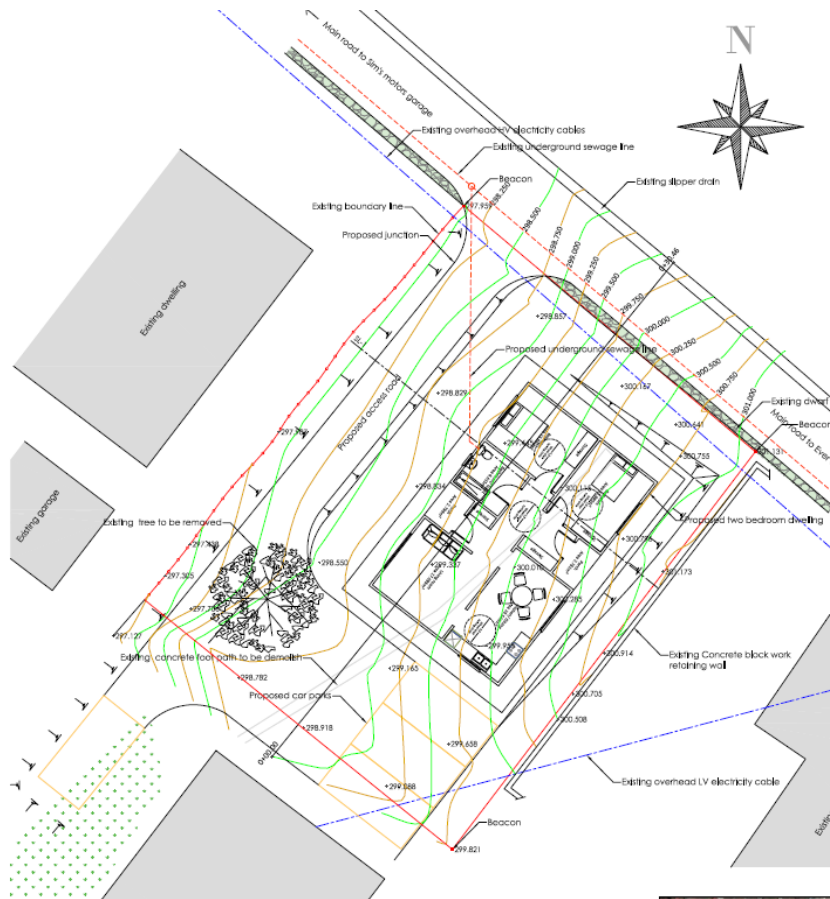
This plot is located to the west off Evergreen Drive in Lower Half Tree Hollow, where it is designated within the Intermediate Zone and has no conservation area restrictions.

**Diagram 1: Location Map**



## PLANNING HISTORY

In 2018, Application for Development Permission 2017/115 was approved for a two-bedroom dwelling. The proposal included a vehicle access from the main road to serve the new development and the existing dwelling on the rear plot. The permission is no longer extant and cannot be implemented.



Housing Policy H1. a) and b) indicates that permission would again be granted for new housing if a new submission was made for housing.

It is recognised that there is a sewage embargo in Half Tree Hollow, however, new technology is now available that could address this issue.

## PROPOSED DEVELOPMENT

The development proposal is to create an access road off Evergreen Drive in Lower Half Tree Hollow on new plot HTH1383, directly above plot 1382 (Crown Land) and below plot 1381 (Crown Land) which is below Mr. Christopher George's residence on plot HTH0032.

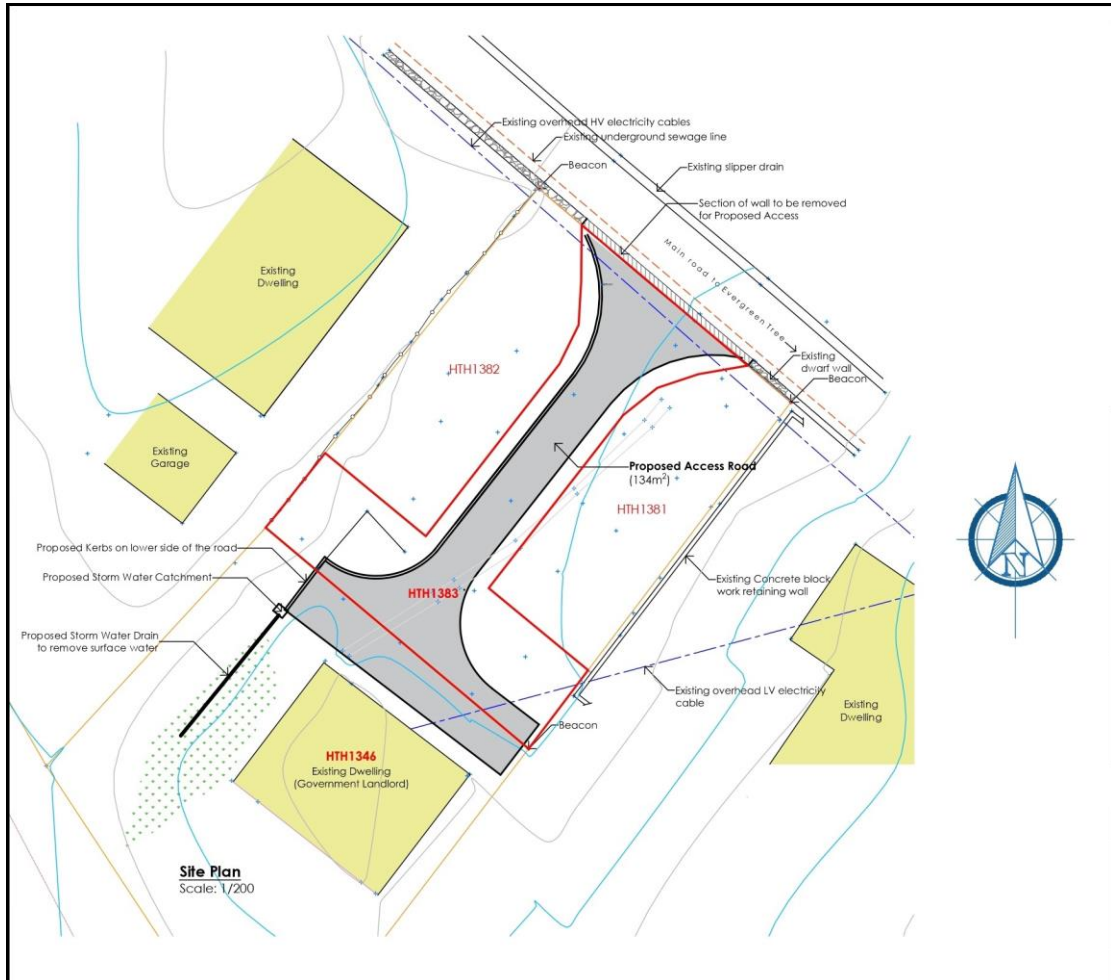
The proposed access road will replace an existing access path that goes through Crown land, leading to Government Landlord Housing (GLH). This access road will serve the tenant occupying GLH dwelling on rear plot HTH0346, as depicted on the Site Plan (Diagram 2).

The total area of the proposed access road to serve the single dwelling will be 134m<sup>2</sup>.

A section of the existing dwarf wall that borders the main road will have to be removed for the access road at its bell-mouth junction with the main road.

Surface water will be contained with a slipper drain/ kerbs and directed away from the site. No excavation is required.

**Diagram 2: Site Plan**



## STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or any members of the public. However, a comment was received from *Connect Sewage & Water*, as detailed below.

### ***Connect Sewage & Water***

Water and Sewer main in area PTD (*Permission to Dig*) advised ahead of works.

## 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
- Sewage, Storm and Drainage: Policies SD1 (b, c)

- Roads & Transport Policies

## OFFICER'S ASSESSMENT

In assessing this development, the proposed large access driveway at 134 sq.m would be located in the middle of an originally single plot which has now been divided into 3 plots with two areas of smaller unused Crown Land shown either side.

### Loss of an identified Housing Plot

The division of the original plot into three would preclude the use of the plot by an appropriately-sized dwelling, of which a previous approval in 2018 would have enabled the use of this site for a 2-bedroom dwelling, while providing the rear plot with a vehicle access (albeit shared).

While the 2018 dwelling approval has not been implemented, Housing Policy remains the same as in 2018. Consideration therefore has to be given as to whether land which could be used for housing, could be used for another purpose. Although the site is in a mainly residential location, there is no LDCP Policy requiring that large enough plots in residential areas, such as Half Tree Hollow, are used for housing. While the LDCP does state at Policy H.2 that permission will continue to be granted for dwellings on land in the intermediate area and the applicants have not given any specific reasons as to why a dwelling would not meet the Intermediate Zone policies listed in Policy H.2. However the LDCP does not identify specific plots as being allocated for housing in the Intermediate Zone (except for in the Comprehensive Development Areas). Policy H.1 only identifies that development permission will be granted for "Sufficient" new dwellings to meet housing needs; as such it is considered that the land can be used to provide a driveway access to an existing house without being contrary to Housing policy.

### Details relating to the proposed driveway access

The proposal would provide a vehicle driveway to a property located at the rear of other frontage properties but currently with a wide open area between frontage properties currently only provided with a footpath to access the rear property. The proposal would therefore make the driveway access ancillary to the rear property in the same way as the current footpath access.

The proposed driveway complies with the Intermediate Zone and Roads & Transport policies in that; it will provide safe vehicular access to and from Government Landlord Housing located on plot HTH0356.

Services have been highlighted within the area by *Connect St. Helena*, therefore before excavation begins, a permit to dig will be needed to ensure these services are not adversely affected.

There were no objections received from stakeholders or any members of the public.

Considering this and to conclude; the proposal would comply with the relevant intermediate zone, roads and transport and utilities policies and therefore can be supported.