

Planning Officer's Report – LDCA DECEMBER 2025

APPLICATION	2025/83 – Proposed Construction of a Partial Second Storey from Timber Studwork to the South West of Existing Dwelling & Construction of a Covered Area Over Main Entrance
PERMISSION SOUGHT	Full Permission
REGISTERED	12 September 2025
APPLICANT	Cheyenne & Owen Furniss
LOCALITY	St. Pauls
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Residential
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 26 September 2025▪ A site notice displayed in accordance with Regulations.
EXPIRY	10 October 2025
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Response
2. Energy Division	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Response
5. Property Service	No Objection
6. Environmental Protection	No Objection
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response
10. Aerodrome Safeguarding	No Response
11. Economic Development	No Objection
12. National Trust	No Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response
15. Maritime	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is located at St. Paul's which is designated within the Intermediate Zone with no conservation area restrictions. The area is primarily residential development with some commercial, community and business infrastructure.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

This development proposal is for the construction of a partial, second storey extension to the South West of existing dwelling and installation of a covered area over the main entrance. The existing house is a single storey, two-bedroom bungalow orientated to the North West. The partial, second storey extension is primarily for the addition of a master bedroom with ensuite and a balcony off the master bedroom, that is located at the front and faces in the same direction as the dwelling. A walk-in closet and storage is also proposed within the plan layout on this new floor level.

The partial, second storey will be constructed using timber studwork for the walls (100mm) onto existing 4.5-inch blockwork (115mm) on ground floor below and also timber flooring. With the construction of the partial second storey, it is proposed for a spiral staircase to be installed, located in the existing lounge, to the front and south

of the dwelling, leading up to the first floor.

The proposed covered area over the main entrance will create a complete rectangular shape of the ground floor and will provide shelter to the main entrance of the dwelling. Materials used for the covered area will be timber frame and polycarbonate (clear) IBR roof sheets.

The roof will be a double, L-shaped hip design, with a tri-hip fan design covering the balcony area that will exactly replace/ match the existing design on the ground floor that currently covers the porch. Materials used for the roof will match that of existing on main section of the dwelling on ground floor.

This partial second storey extension will increase the building footprint by 43m² and the covered area of the main entrance is 13m². It is proposed that the existing septic tank will be used to deal with sewage. Additional surface water from covered area will be stored in a catchment tank and used for irrigation, including overflow.

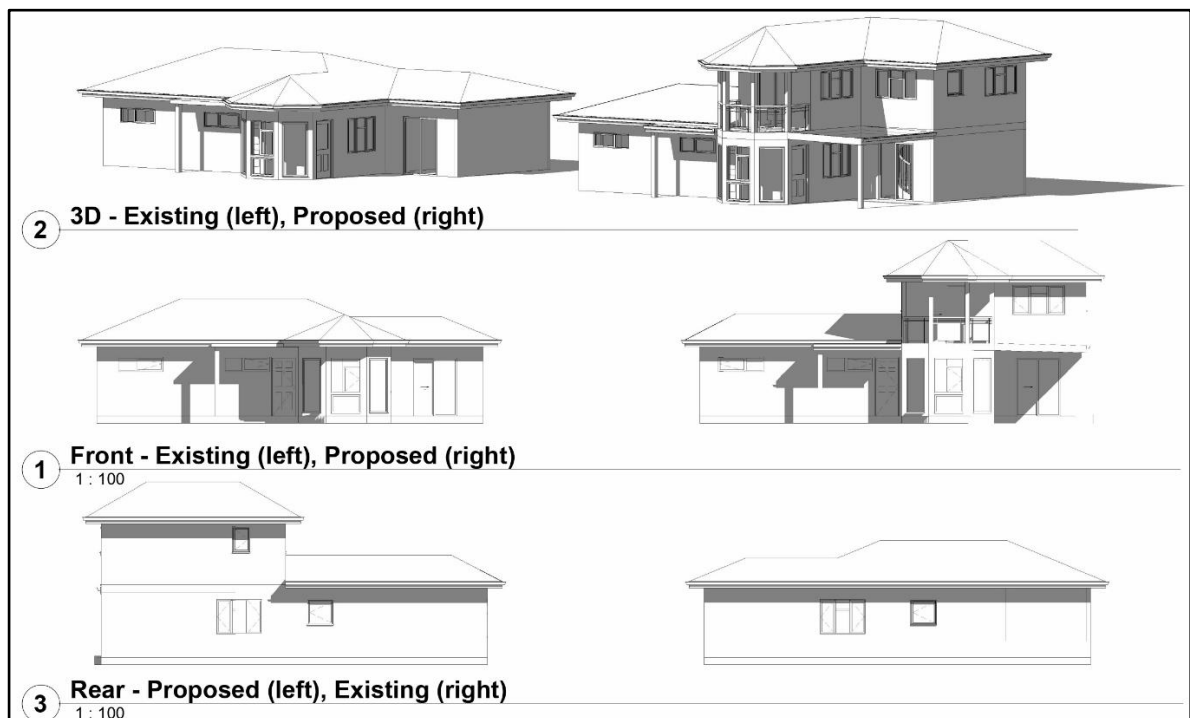
Diagram 2: Proposed Development Area



Diagram 3: Proposed Floor Plan Layouts



Diagram 4: Existing & Proposed 3D Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no objections received from stakeholders, nor were there any objections or representations received from members of the public during the consultation period.

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,
- Housing Policy H.9
- Water Policy W2
- Sewage, storm and Drainage Policies SD1 & SD7

OFFICER'S ASSESSMENT

In assessing this development proposal for the construction of a partial, second storey extension to the South West of existing dwelling and installation of a covered area over the main entrance, the primary consideration is for the visual and material impact on the immediate surrounding area. The siting of this proposal is located in a relatively small and green neighbourhood (*though not in a conservation area*), with tall trees in the immediate environment and St. Paul's Cathedral located nearby.

Albeit the proposal of a partial, upward extension can be considered asymmetric and somewhat odd visually, the siting of this dwelling is not easily visible from main public vantage points. In fact, it is quite hidden from the main road in the area and also set back on an elevation with other dwellings in front and to the side, therefore this second storey extension will offer better views for the occupants at the new floor elevation. The proposed upper floor will be partially visible from the main road, however, not to the detriment of the amenity of the local area.

The proposed covered area, over the main entrance on the ground floor will provide shelter to the entrance of the dwelling as well as additional outdoor living space.

Although the materials used for the second storey extension and covered area will differ from that of existing, the upper level extension will appear coherent once it has been rendered and painted. The timber structure and clear polycarbonate roof for the covered area is considered to have a subtle presence and coherent with immediate environment.

The roof design will exactly replace/ match the existing design on the ground floor that currently covers the porch, essentially the same roof is being replicated and placed on to the upper level.

The proposal will provide additional internal and external living spaces of 56m² collectively, which will greatly improve the living spaces and conditions of the Developer's home, overall.

To conclude, the proposed development can be supported, as it has no adverse effect on the amenity or aesthetic of the immediate area and complies with the relevant policies as outlined and therefore is considered acceptable.

