

Planning Officer's Report – LDCA DECEMBER 2025

APPLICATION	2025/84 – Proposed Construction of a Two Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	23 September 2025
APPLICANT	Andrew Thomas
PARCEL	HTH1466
LOCALITY	Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant Land
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ The Sentinel 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 Objection – Comment
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. 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 Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response
15. Maritime	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

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

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The Developer proposes to construct a two-bedroom bungalow on a vacant plot located in Upper Cow Path.

The dwelling will be orientated to the northwest. The floor layout design is an open-plan kitchen-dining and lounge area, with the main entrance being from the driveway located to the northeast, via a door from this side directly into the kitchen. The master bedroom is located to the front of the house, facing northwest. The second bedroom is located at the back and to the south and the family bathroom and utility room is located to the back and southwest of the house.

It is proposed that sewage will be dealt with either by connection to the communal system when it becomes available, or by an on-site independent sewage treatment plant. Rainwater will be collected and stored in catchment tanks and reused for landscaping. The Developer will consult with Connect St. Helena with regards to supply of drinking water.

The building footprint will measure approximately 69m². The bungalow will be constructed from concrete blockwork, rendered and painted. Materials used for the roof will be IBR sheeting and of a mono pitch design.

Diagram 2: Site Plan

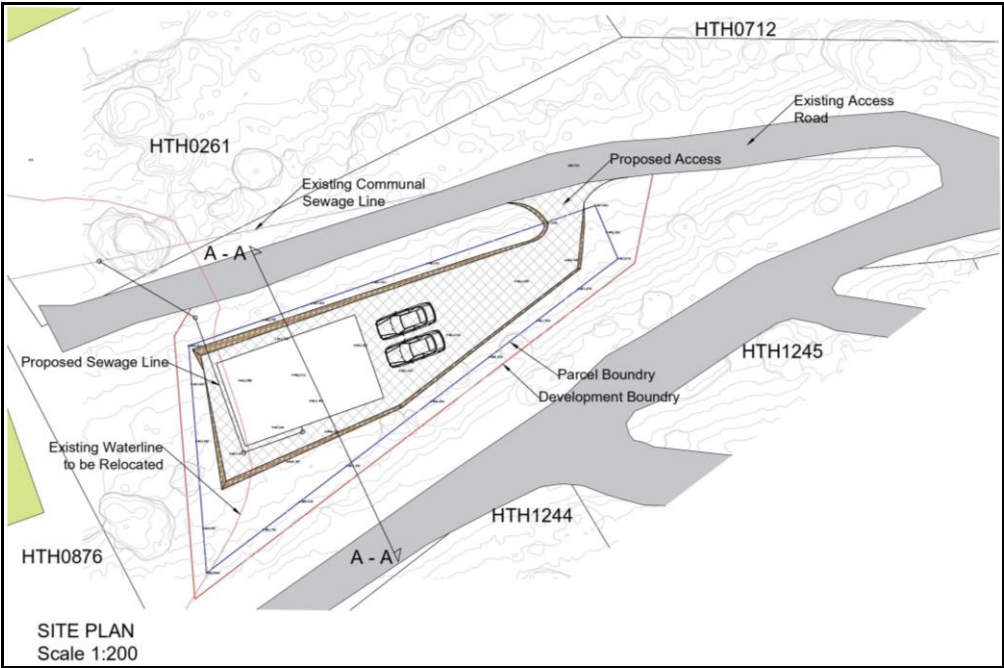


Diagram 3: Floor Plan Layout

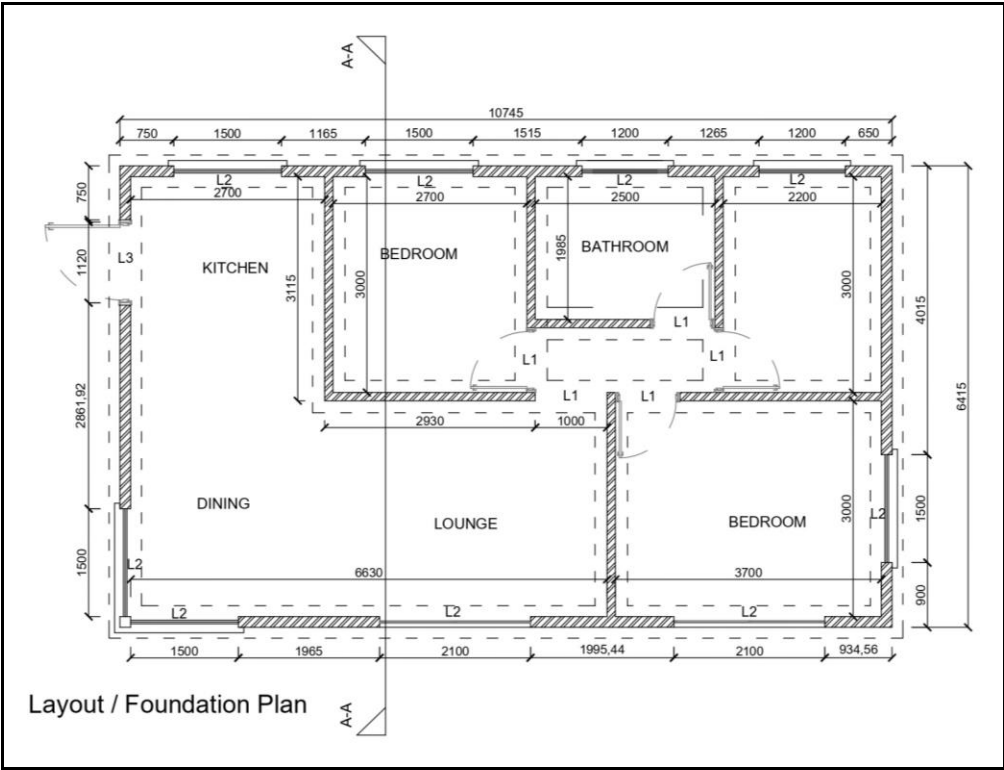
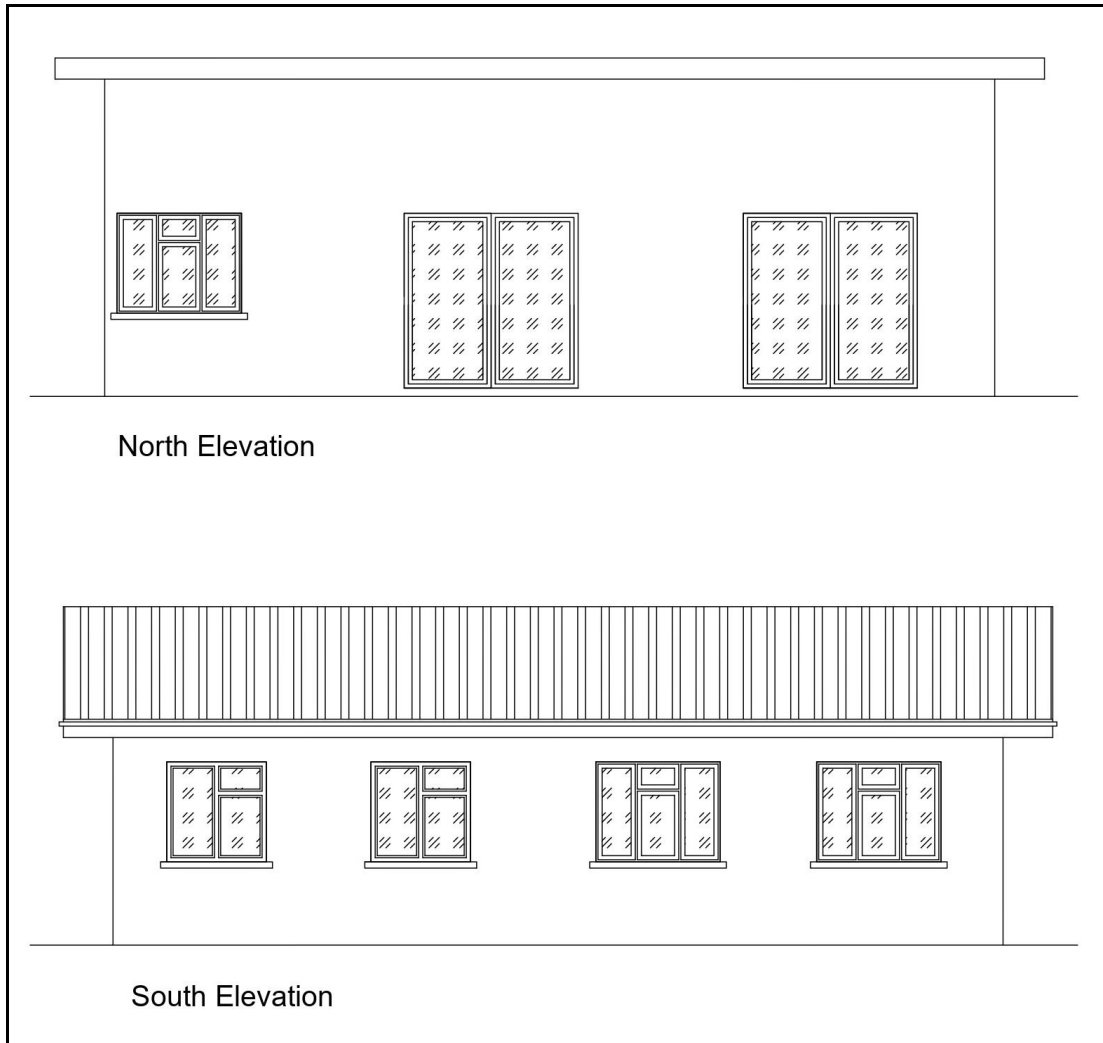
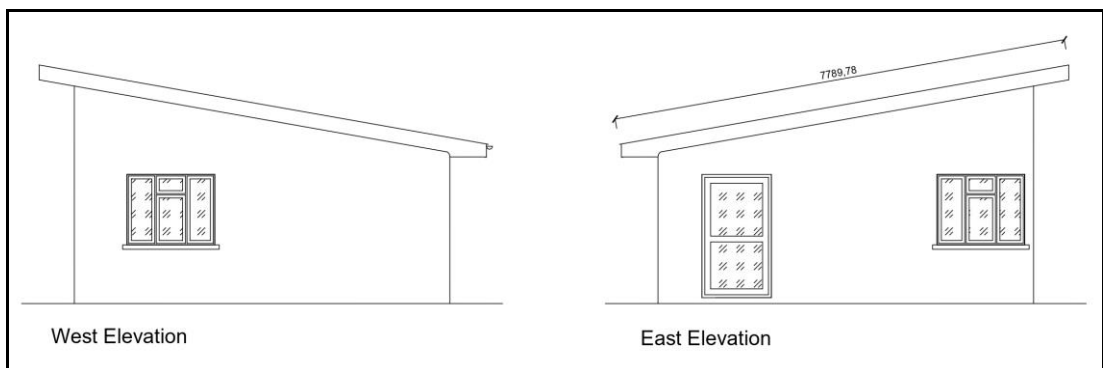


Diagram 4: Elevation Plans

North & South Elevations



Side Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or any members of the public. However, there is the standard comment provided from *Connect St. Helena – Sewage & Water* as detailed below—

Connect St. Helena – Sewage & Water

Connect object to the application on the grounds of the Septic Tank at the Gun's site currently being over-extended, hence it became over time more ineffective and under-designed in treating raw sewage properly. As a result a subsequent odour nuisance is now prevalent – as only partly treated effluent is released from the Tank into the receiving environment. In light of this, a new sewage treatment facility is earmarked for Half Tree Hollow, which is currently the subject of a planning application. Once implemented, Connect will review its position on this application.

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, H.2, H.4, H.5 and H.9
- Water: Policy W.2, W.3
- Sewage, Storm and Drainage: Policies SD1 (b, c), SD3, SD4 and SD7
- Road and Transport Policies: RT1 (c and d), RT3 and RT7

OFFICER'S ASSESSMENT

In considering this development proposal to construct a two-bedroom bungalow at Upper Cow Path, the primary concern is how this new build design will fit in within the existing built environment in the immediate locale.

The plot on which the development will be situated is a small, narrow, irregular-shaped parcel of land, the remaining piece in amongst regular sized plots in this location. It is proposed that the bungalow will be situated to the furthest west end of the plot and orientated to the northeast, in alignment with neighbouring developments in the area.

It is intended that this development will be the Applicant's principal home and the development is considered to make best use of a vacant plot land of challenging and odd dimensions.

The proposed bungalow is created specifically for the site, in that it is a compact design of just 69m², which is relatively smaller than a typical bungalow in the neighbourhood. The roof is also different to that of surrounding bungalows, as it is a mono pitch style and typically dual pitch roofs are found in this area. However, the

bungalow design, albeit smaller, is coherent in of itself in terms of its layout, form and appearance and is not materially damaging to the amenity of existing developments. Materials used will be concrete blockwork and IBR sheeting for the roof, in keeping with surrounding dwellings.

There is existing access to the site via a road coming from the northeast. The Developer proposes to use an on-site independent sewage treatment plant, as there is currently restriction on connecting to the communal line in Half Tree Hollow.

Rainwater will be managed using catchment tanks and reused for landscaping. Connect St. Helena will be consulted by the Developer with regards to supply of drinking water.

Overall, considering the proposal details and that there were no other objections or representations, other than that of the communal sewage line restriction, the development is in compliance with the relevant Intermediate Zone, Housing, Water, Storm, Drainage, Road and Transport policies, and therefore is considered acceptable, subject to a condition as outlined below, with regards to the management of sewage.