

Planning Officer's Report – LDCA FEBRUARY 2026

APPLICATION	2025/108 – Proposed conversion and extension to an existing garage to form 2-bed dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	9 December 2025
APPLICANT	Paul George
PARCEL	LWN0412
LOCALITY	Mill Field - Longwood
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing Garage
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ <i>The Independent</i> Newspaper on 12 December 2025.▪ A site notice displayed in accordance with Regulations.
EXPIRY	23 December 2025
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

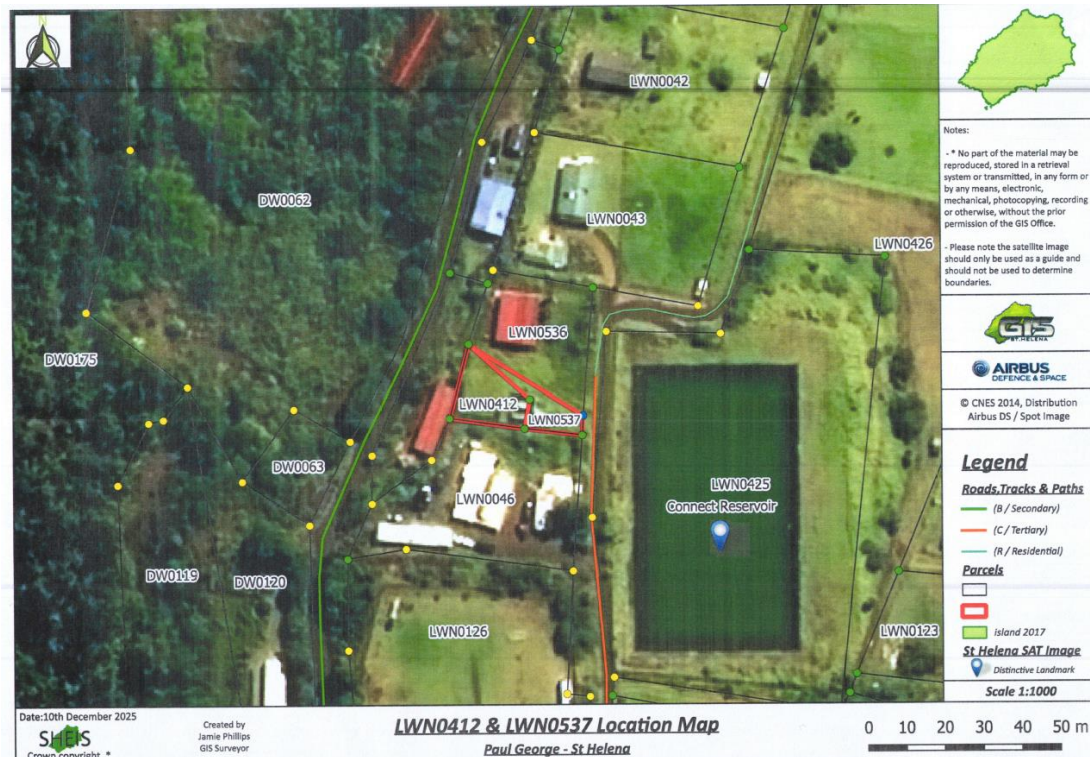
1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Response
5. Property Division	No Response
6. Environmental Management	No Objection
7. Environmental Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police 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 proposed development is located within the Longwood district where the site is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

This Planning application is for the proposed conversion of an existing garage, together with an extension to the same structure, to form a two-bedroom bungalow at Mill Field, Longwood. The report describes the proposal, site context, construction details, and demonstrates whether the proposal is in compliance with relevant planning policies.

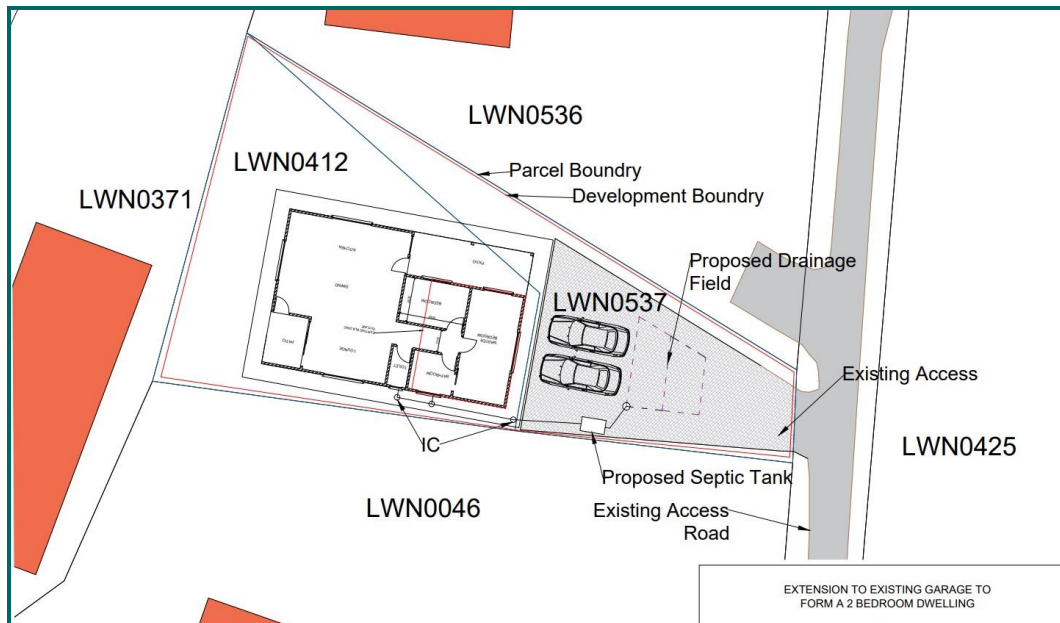
Site Description

The application site is located in an area known as Mill Field within the Longwood District. The site lies within the Intermediate Zone as defined by the Land Development Control Plan (LDCP).

The surrounding area comprises predominantly residential properties with a large reservoir to the east of the property. The site benefits from an existing access road that leads off the established residential access track, providing safe and suitable vehicular access to the proposed dwelling.

The site doesn't require excavation due to its relatively level topography.

Diagram 2: Site Plan



Description of the Proposed Development

The proposal involves to create a single-storey, two-bedroom bungalow through the conversion and construction of an extension of an existing garage. The proposed dwelling will provide modest-scaled living accommodation in this mainly residential setting.

Design and Construction

The proposed bungalow will be constructed using concrete blockwork, ensuring durability and compatibility with existing residential buildings in the area. The roof will be dual-pitched, reflecting traditional architectural forms found throughout the Longwood District and contributing positively to the character of the surrounding environment.

Access and Parking

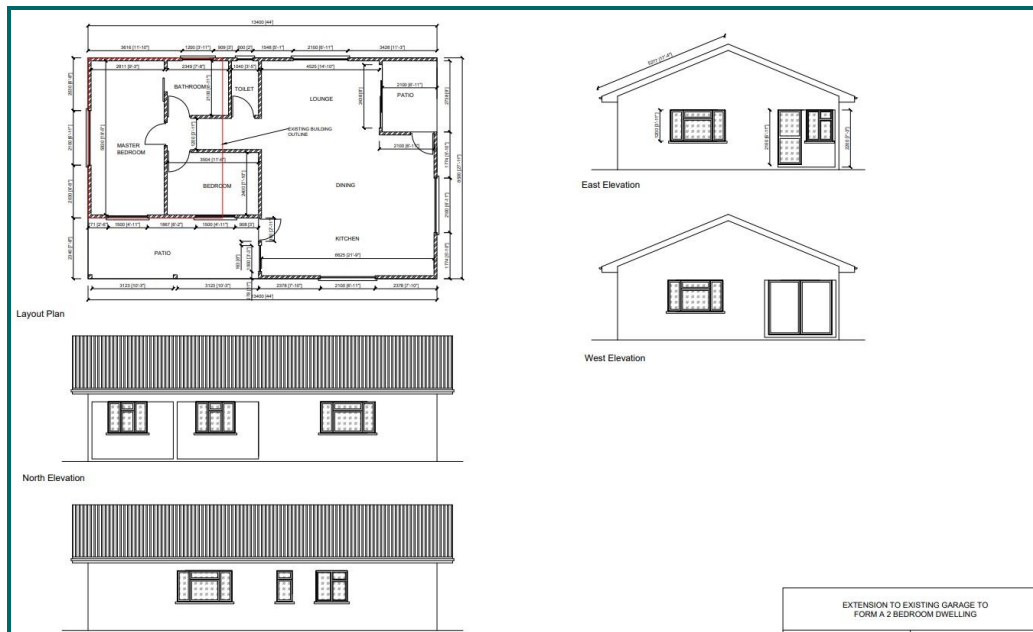
The site is served by an existing access road that leads off the established residential access track. This access arrangement is considered suitable to serve the proposed two-bedroom bungalow and will not adversely impact highway safety or the convenience of other road users.

Drainage and Sewerage

Sewerage for the proposed development will be provided by a septic tank and drainage field located within the site. The proposed system has been designed to comply with the calculation results of a percolation test, ensuring that foul drainage can be disposed of safely and effectively without risk to the environment or neighbouring land.

Surface water will be managed within the site to prevent runoff onto adjacent properties.

Diagram 3: Plans & Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

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

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 and h)
- Housing Policies: H1, H.2, H.4, H.5 and H.9
- Roads and Transport RT1 and RT.7
- Water: Policy W.2, W.3
- Sewage, Storm and Drainage: Policies SD1 (b, c), SD3, SD4 and SD7

OFFICER'S ASSESSMENT

The proposal would result in the loss of an existing garage. The “host” site does however have sufficient space to provide for their car parking needs (a minimum of 2 parking spaces).

The proposed conversion and extension of the existing garage building into a 2-bed dwelling would sit comfortably within the existing residential context of Mill Field.

The bungalow's single-storey form and traditional roof design ensure that the proposal will not be visually intrusive or out of character with nearby properties.

The development represents an efficient use of an existing structure, reducing the need for extensive new build works and making effective use of land within the Intermediate Zone.

The scale, height, and layout of the proposed bungalow are considered appropriate and will integrate well with neighbouring residential properties.

The proposal will not generate excessive traffic or activity and windows to the side elevations would, due to the distance to surrounding dwellings, not result in any significant privacy issues arising. The proposed dwelling is therefore considered acceptable in terms of its impact on the surrounding area and residential amenities.

Adequate space can be provided within the site for parking for 2 vehicles and turning, consistent with residential requirements, in line with LDCP Policy RT.7.

Therefore, the proposed development represents a sustainable and appropriate form of residential development within the Intermediate Zone in line with relevant policies of the Land Development Control Plan, including providing suitable access/parking and drainage arrangements, and integrates well with the surrounding residential environment.