

Planning Officer's Report – LDCA FEBRUARY 2026

APPLICATION	2025/91 – Extensions to House to Provide Enlarged Kitchen, Dining/ Lounge, Bedrooms and a New Utility Room
PERMISSION SOUGHT	Full Permission
REGISTERED	21 October 2025
APPLICANT	Ryan Bagley
LOCALITY	Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Residential
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ <i>The Independent</i> Newspaper on 24 October 2025▪ A site notice displayed in accordance with Regulations.
EXPIRY	07 November 2025
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

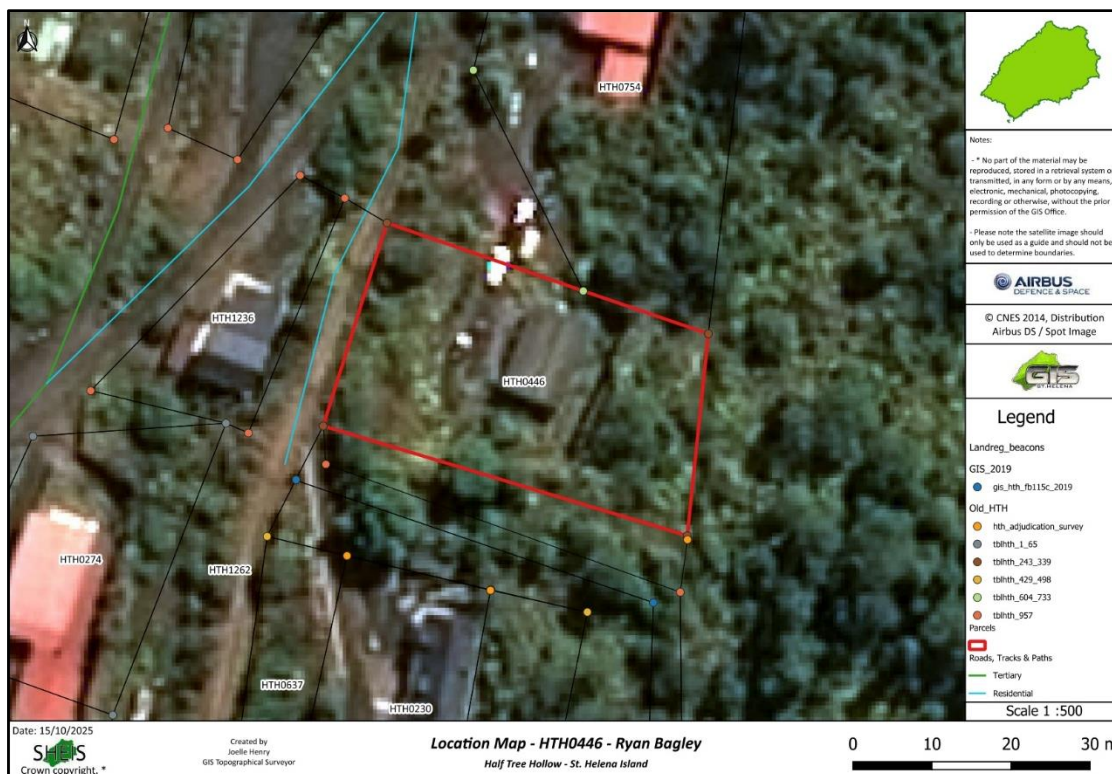
1. Sewage & Water	No Response
2. Energy	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Response
5. Property Service	No Response
6. Environmental Protection	No Objection
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response
10. Aerodrome Safeguarding	No Response
11. Economic Development	No Response
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

The development site is located in Half Tree Hollow, which is designated within the Intermediate Zone with no conservation area restrictions. The area is primarily a residential development with some community and business land uses.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

This development proposal is for an extension to increase the floor space of the existing kitchen, lounge and bedrooms and to also include a utility room. The existing dwelling is a single storey, two-bedroom bungalow orientated to the Northwest.

The floor plan layout will largely remain unchanged with an open plan kitchen-dining and lounge area to the front and North of the dwelling and the added utility room will be located just off the back of the kitchen to the east. The bathroom will remain in-situ and enlarged due to removing the original separate toilet adjacent. The existing lobby and patio will be slightly altered to remove the slide door between the two and to include a porch entrance into the lobby instead. A small hallway will be added to the central area of the dwelling to separate the entrance to the bathroom from the lobby area.

The extension will increase the footprint by 40m² which equates to an additional 50

percent of living space approximately, to the original house. The roof would be raised with a new roof design of a dual pitch design, at right angles in an L-shape to cover the new floor layout . It is proposed that the existing septic tank and soakaway will be used to deal with sewage.

The extension will be constructed using concrete blockwork and a new roof will be IBR sheeting.

Diagram 2: Site Plan

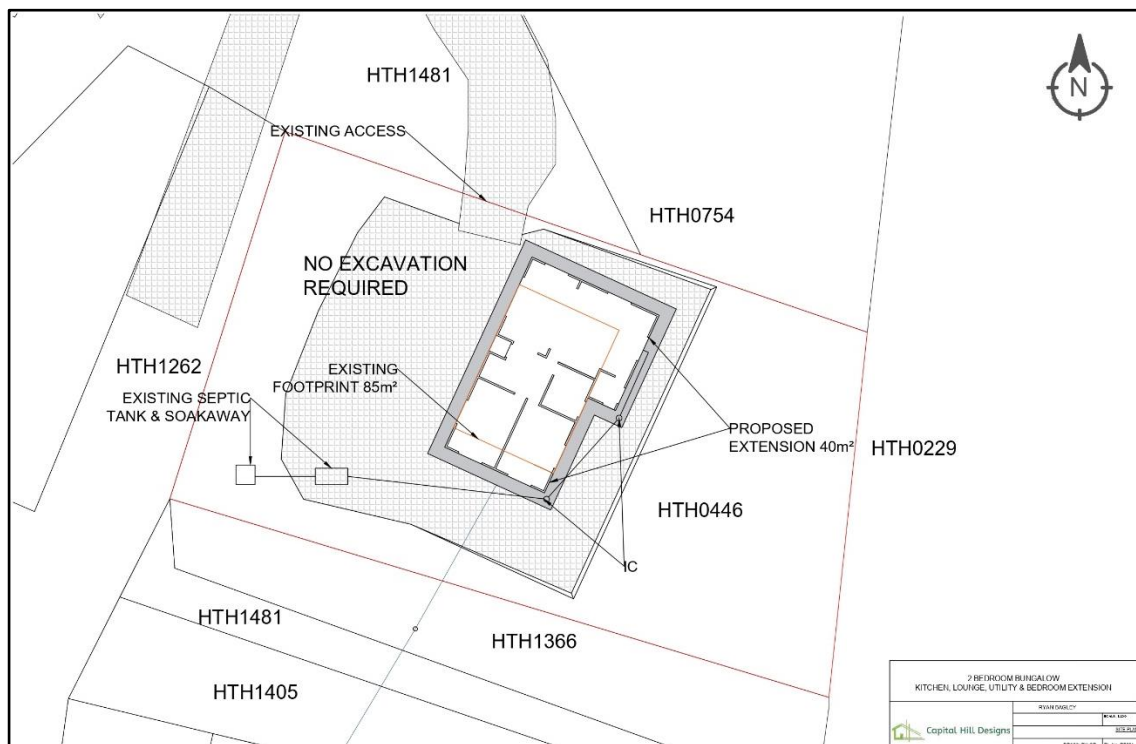


Diagram 3: Existing Floor Plan Layout & Elevations

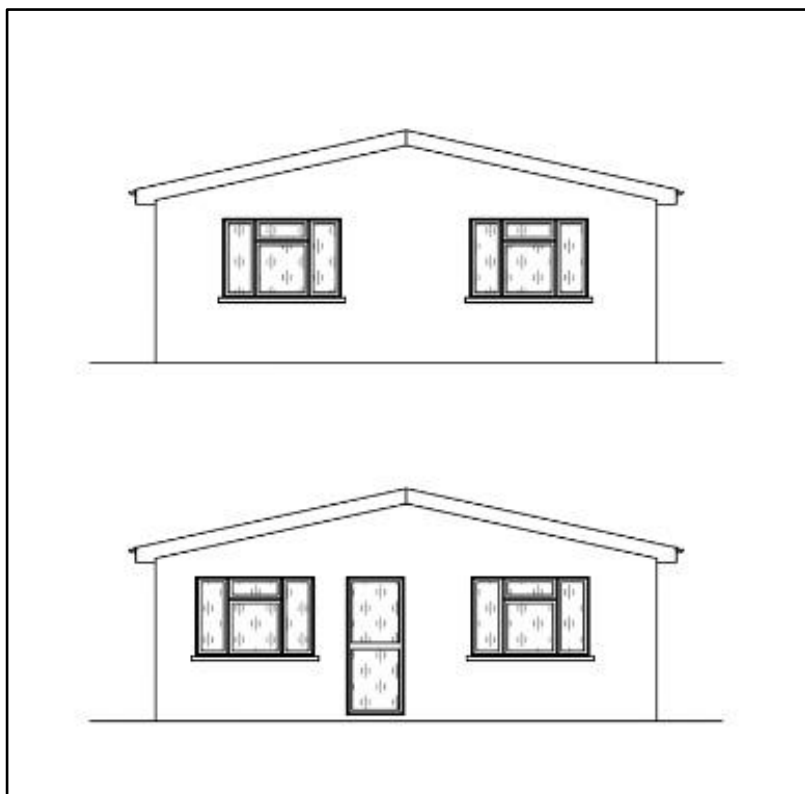
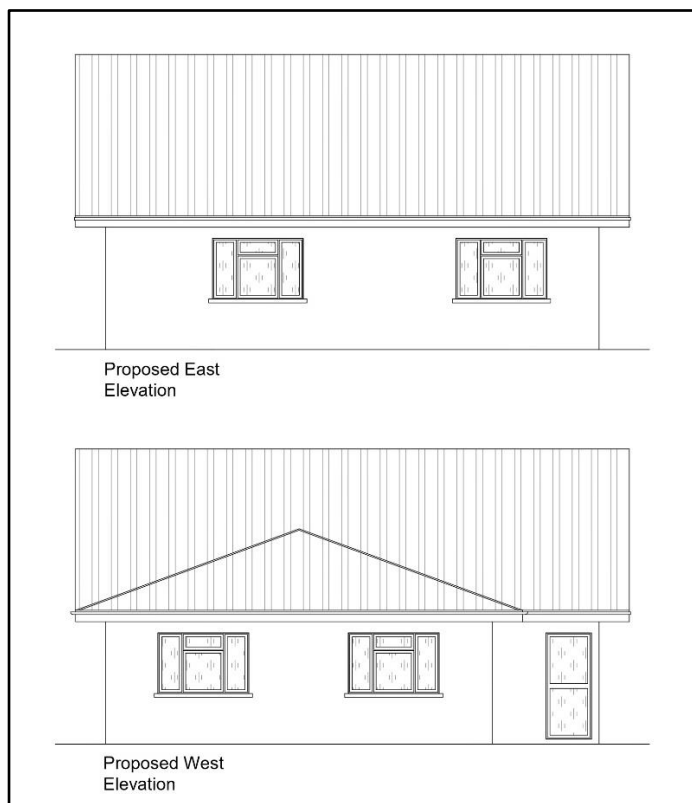
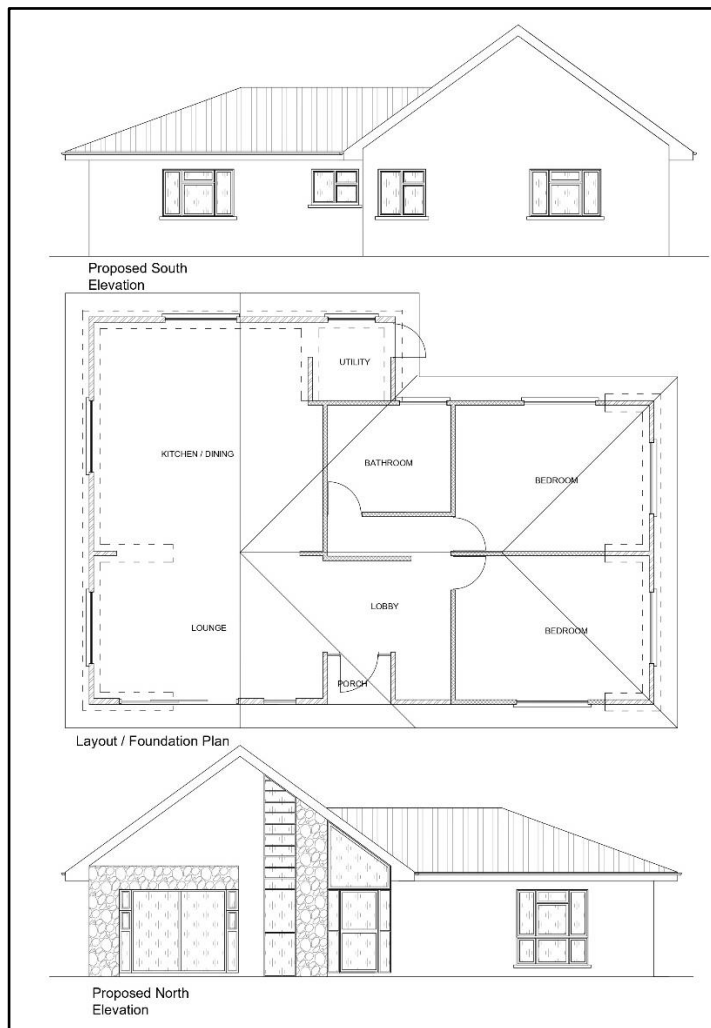


Diagram 6: Proposed Floor Plan Layout & Elevations



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 a) b), H2
- Water Policy W2
- Sewage, Storm and Drainage Policies SD1 & SD7
- Road and Transport Policies: RT1 (c and d), RT3 and RT7

OFFICER'S ASSESSMENT

In considering this development proposal for an extension to the existing, single storey dwelling, the primary concern is the visual and material impact on the immediate surrounding environment.

The existing dwelling is set in the well-developed, largely residential area of Half Tree Hollow and located below High Knoll. The proposed extension will create an enhanced dwelling that can be typically found in this locale, in terms of design and scale, as it will remain a bungalow with a dual pitch roof and be of similar footprint to that of neighbouring properties.

The extension will approximately double the existing building footprint, providing significantly more living space for the occupants, albeit the development will remain well within the property boundary lines. This development will greatly enhance living conditions for the occupants overall. The extension will be constructed using materials that are in keeping with existing buildings in the immediate area, which will be acceptable in line with policy IZ1 a).

There were no objections from stakeholders or any other member of the public to the proposed development.

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.