

Planning Officer's Report – LDCA JANUARY 2026

APPLICATION	2025/93 – Proposed Construction of a One Bedroom Dwelling & Non-Self-Contained One Bedroom Annexe
PERMISSION SOUGHT	Full Permission
REGISTERED	21 October 2025
APPLICANT	Jason & Natalie Lawrence
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
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

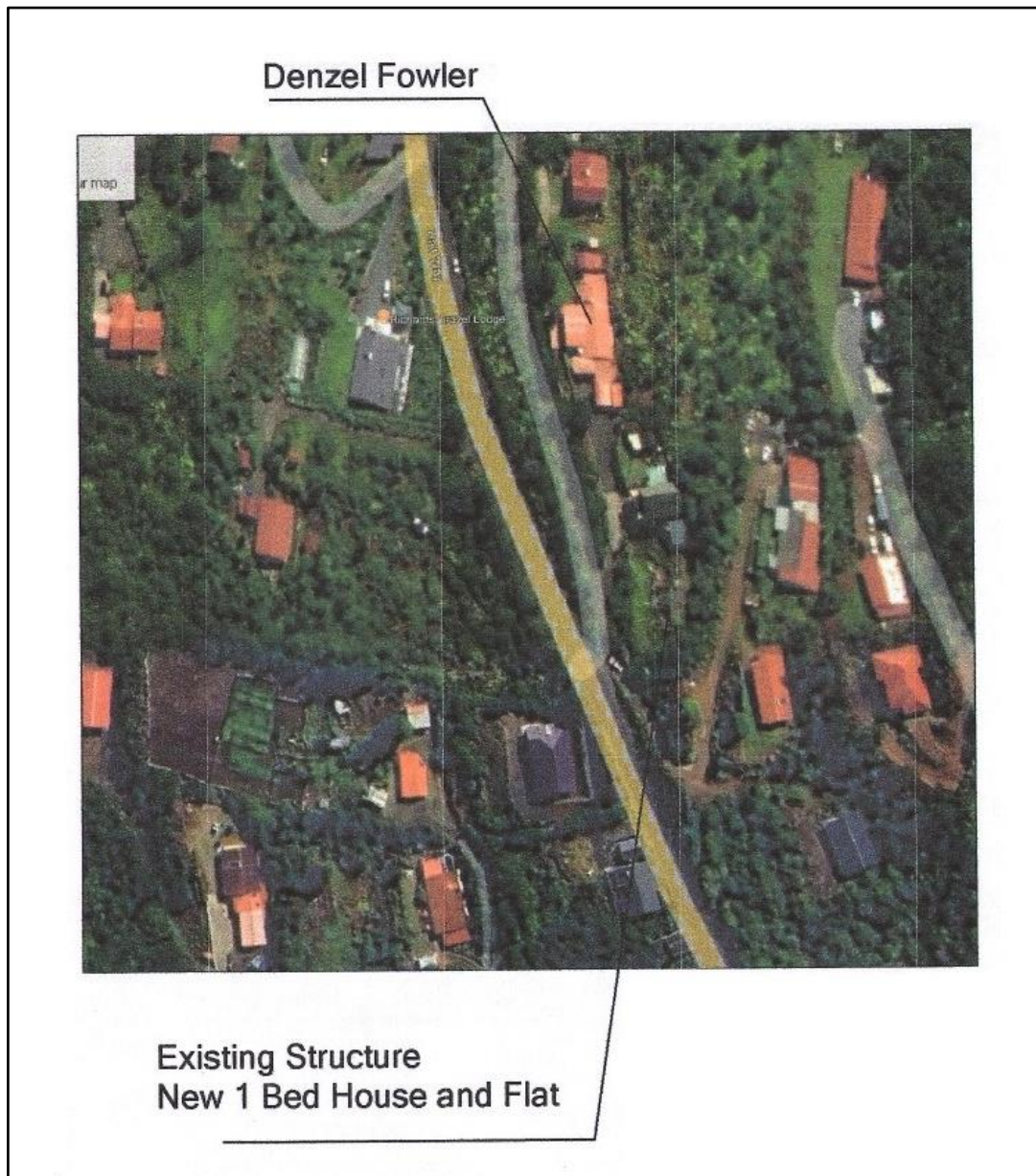
1. Sewage & Water	Comment – Connect seeking clarity on sewage
2. Energy	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Response
5. Property Service	No Response
6. Environmental Protection	No Objection
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena 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 application site is located at 'Halfway' in Half Tree Hollow, which is designated within the Intermediate Zone with no conservation area restrictions. The area is primarily a residential development.

Diagram 1: Location Map



PLANNING HISTORY

This development application relates to a previously approved proposal, reference 2008/63/HTH, for which construction has commenced, but is only partially completed at the lower level, including an access road. The previously approved proposal was of a different floor plan layout, albeit a split-level design.

PROPOSED DEVELOPMENT

This development proposal is for the construction of a split-level dwelling consisting of; a one-bedroom dwelling on the upper level and a non-self-contained one-bedroom annexe on the lower level.

The layout of the one-bedroom dwelling on the upper level will contain an open-plan kitchen/dining and lounge area and the stairs to the lower level to the North side of the dwelling, a generous sized bedroom with walk-in wardrobe and a bathroom and separate toilet to the south side.

The one-bedroom annexe on the lower level will contain a open-plan kitchen/ lounge area where the stairs will also land and a sliding door to the outside to the North side and an ensuite bedroom to the south. The annexe will also have its own separate entrance.

The footprint of the upper level is 130m² and the lower level is 52.5 m², giving a total floor area of 182.5 m² approximately.

It is proposed that an independent sewage treatment plant and holding tank will be used to deal with sewage. A pump will be connected to distribute to lawn/ plants. It is also proposed that when the new sewage system for Half Tree Hollow is completed, the sewage line for this dwelling will then connect to the communal system.

This development will require some additional excavation to a depth of 1.9 meters.

The building will be constructed using concrete blockwork and the roof will be IBR roof sheets and be of a dual pitch design.

Diagram 2: Site Plan

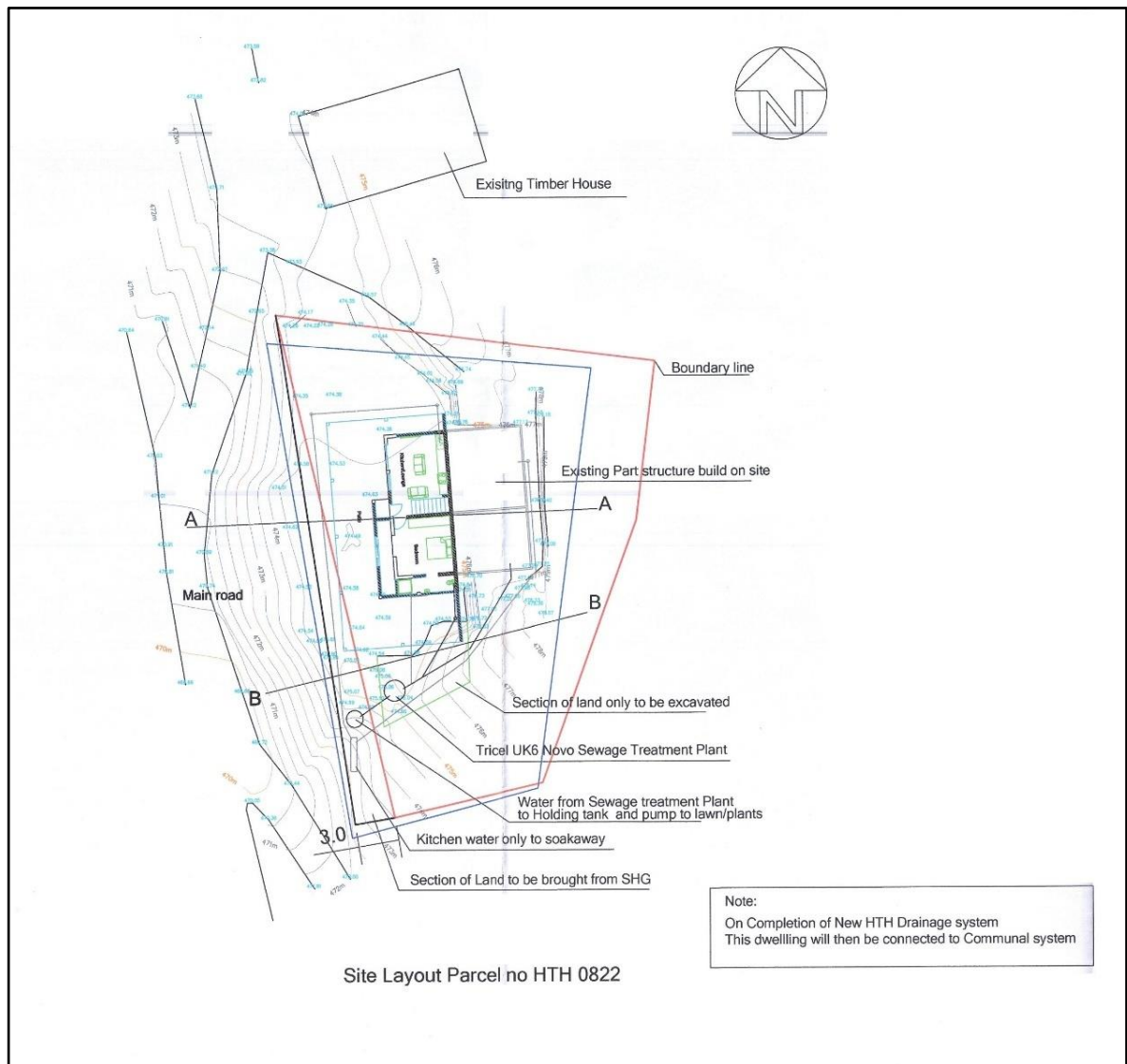


Diagram 3: Site Sections A-A and B-B

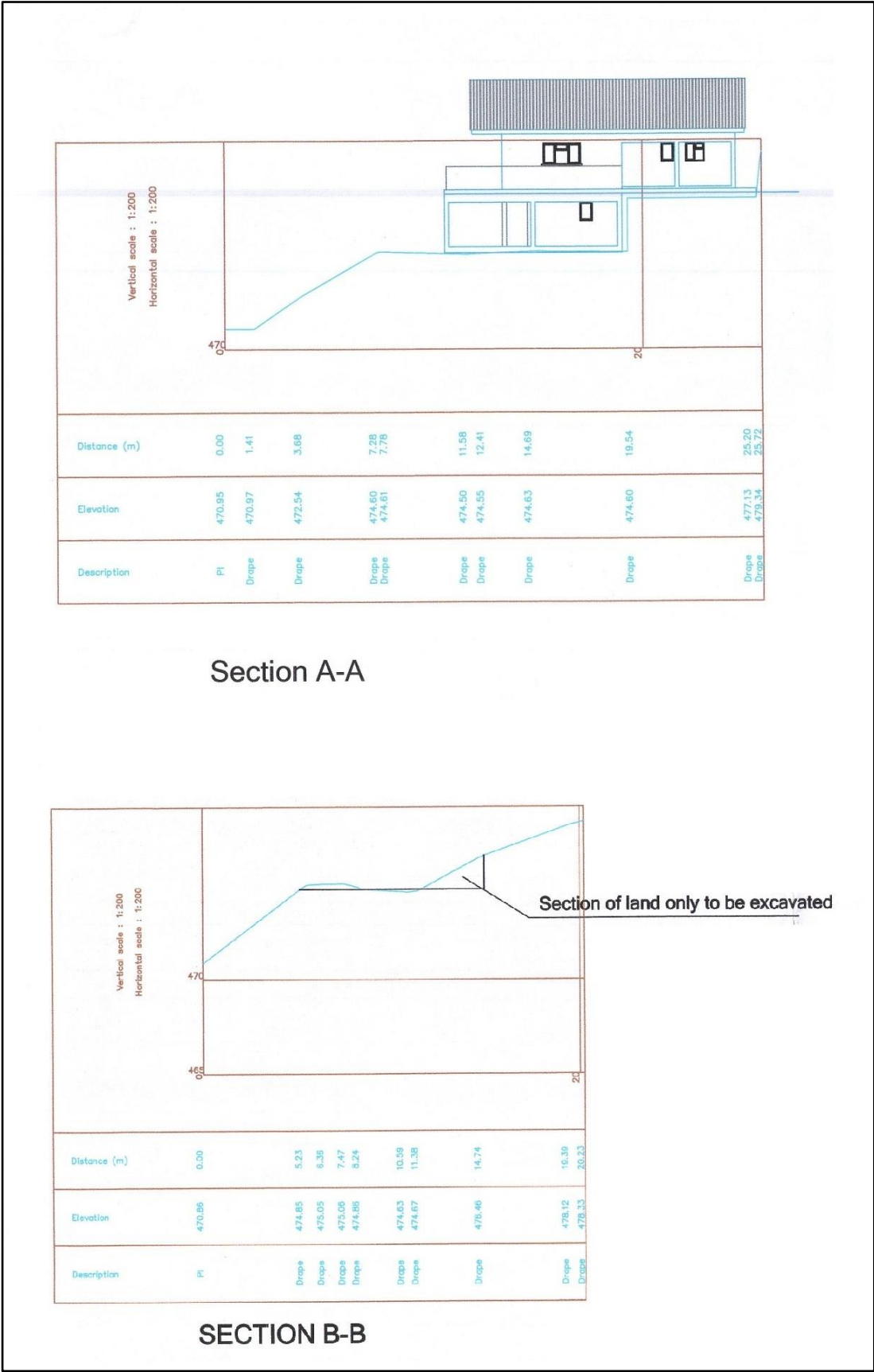


Diagram 4: Existing Floor Plan Layout

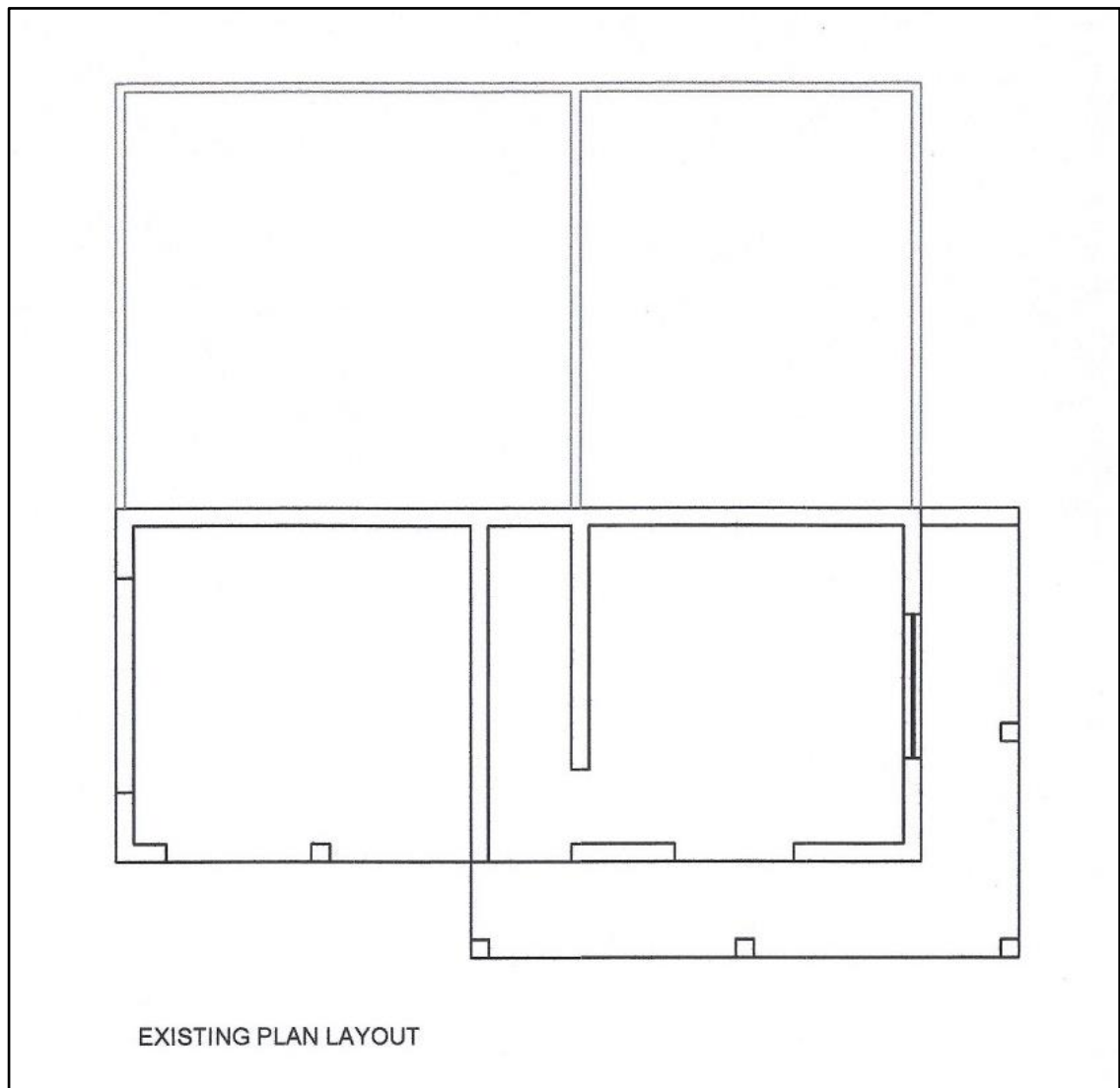


Diagram 5: Proposed Floor Plan Layout

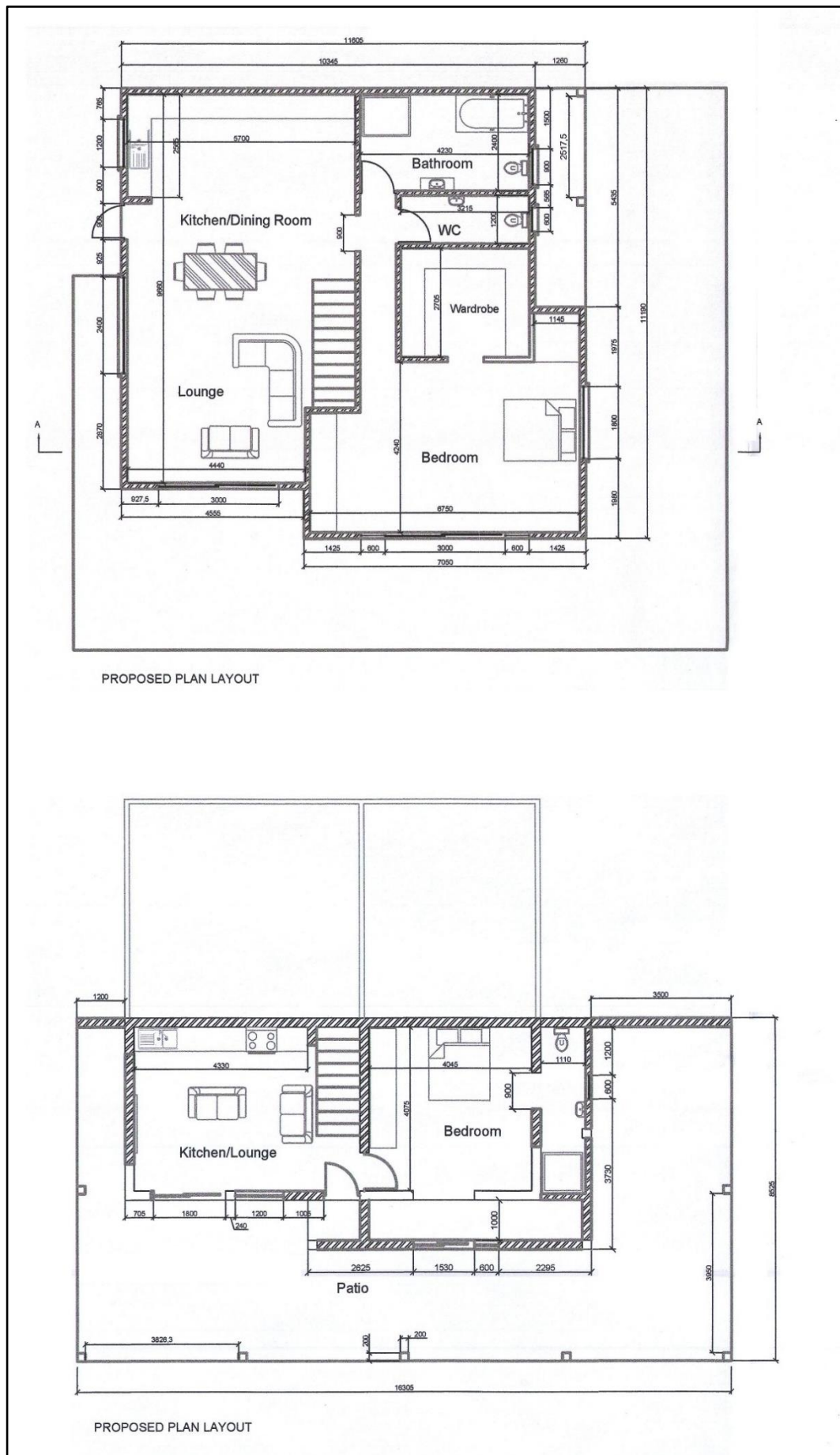
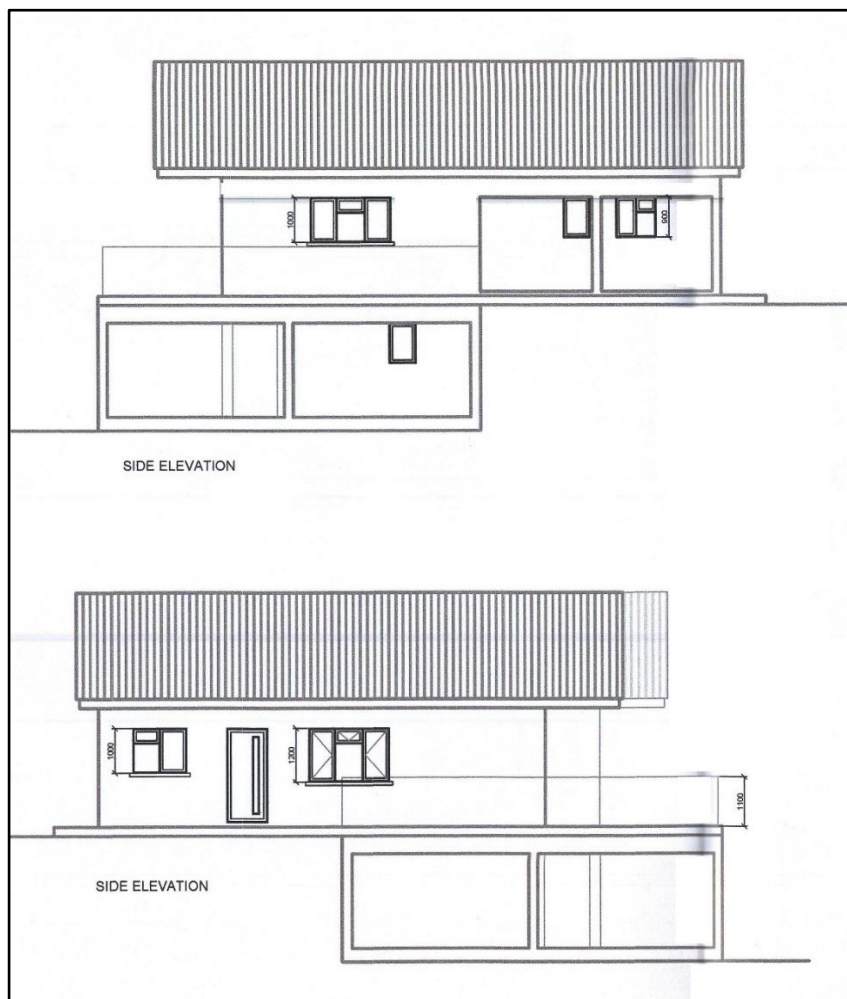
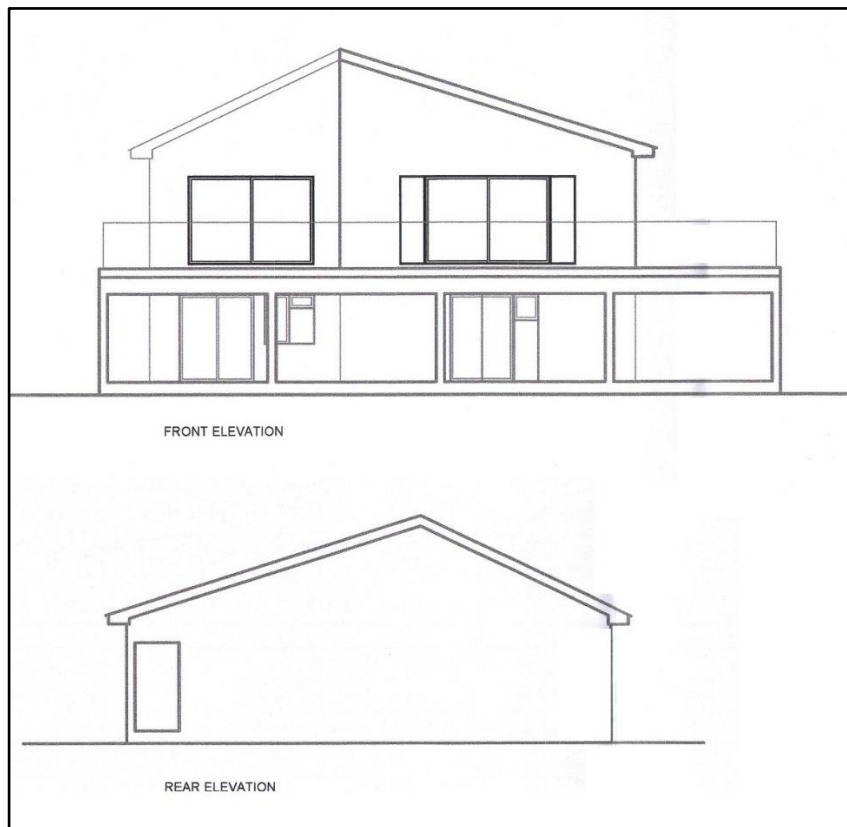


Diagram 5: Proposed Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

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

Connect Water & Sewage

Clarity need on dealing with sewer whereby it is listed as “to treatment plant”, is this a private treatment plant?

[Officer Response: It has been confirmed that the initial proposal for dealing with sewage is to install an independent sewage treatment system. When the new sewage lines are complete in Half Tree Hollow, it is proposed that the sewage lines for the dwelling will connect with this communal sewage system.]

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 assessing this development proposal for a split-level dwelling consisting of; a one-bedroom dwelling on the upper level and a non-self-contained one-bedroom annexe on the lower level, the main consideration is for the visual and material impact on the immediate surrounding environment.

The proposal is set in the well-developed, largely residential area of Half Tree Hollow and the proposed dwelling is typical of those that can be found in this locale in terms of design and scale. Therefore, it can be considered coherent in of itself and with that of neighbouring properties. Due to the nature of the terrain, it is commonplace to find split-level design dwellings with a dual pitch roof and of a similar scale in this locale.

The extension will be constructed using materials that are in keeping with existing and with that of buildings in the immediate built environment which will be acceptable in line with policy IZ1 a).

Excavation to a depth of 1.9 meters will be required for this development which is considered to be well within the 3m maximum indicated in IZ1 (f) and is therefore acceptable.

In addressing the concern submitted by *Connect Water & Sewage*, a planning condition is proposed to be attached to ensure that the proposal is provided with a suitably sized independent sewage system for the proposed one-bedroom dwelling and one-bedroom annexe (4 persons).

There were no objections or further concerns and/or comments made 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.