

Planning Officer's Report – LDCA JANUARY 2025

APPLICATION	2025/95 – Proposed two-bedroom loft-style dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	4 November 2025
APPLICANT	Kyla Benjamin
PARCEL	LWN0552
LOCALITY	Bottom Woods Comprehensive Development Area (CDA)
ZONE	Intermediate / CDA
CONSERVATION AREA	None
CURRENT USE	Vacant residential plot (Excavated)
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ <i>The Sentinel</i> Newspaper on 6 November 2025.▪ A site notice displayed in accordance with Regulations.
EXPIRY	20 November 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 Objection
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 plot is located within the Bottomwoods CDA 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 loft-style within the Bottom Woods Comprehensive Development Area. The application includes excavating the site (already undertaken) which is less than 3m in height with minimal additional earthworks being required.

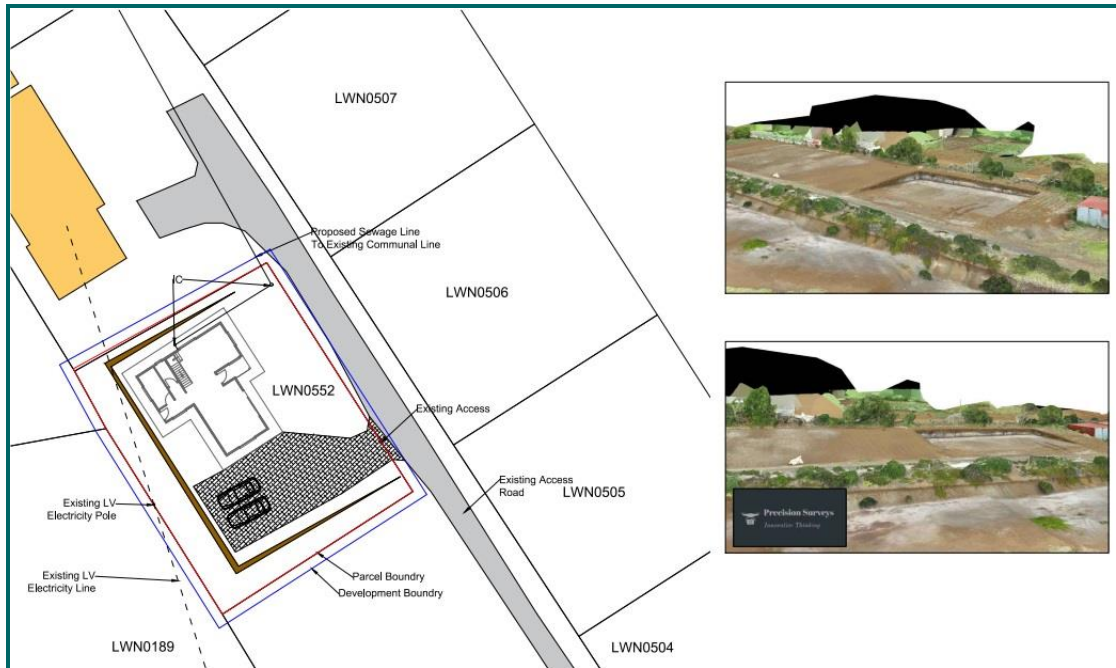
The development is intended to provide a modest, loft-designed residential dwelling that accords with the approved comprehensive development framework for the area.

Site Location and Description

The application site is located within the Bottomwoods Comprehensive Development Area, an area allocated for residential development under the Island Spatial Strategy.

Vehicular and pedestrian access to the site is already established via an existing access point from the community road, thereby avoiding the need for further highway alterations or new access construction.

Diagram 2: Site Plan



Description of the Proposed Development

The proposed development comprises the construction of a two-bedroom loft-style dwelling arranged over ground floor and loft levels. The dwelling has been designed to maximise efficient use of space while maintaining a modest scale appropriate to its surroundings.

Key features of the proposal include:

- A ground floor living area incorporating lounge, kitchen, and dining spaces.
- The lounge area is open to the underside of the loft roof, creating a double-height space that enhances natural light, ventilation, and internal spatial quality.
- A loft level accommodating the master bedroom, which opens onto a small private balcony, providing outdoor amenity and views while maintaining privacy.
- A second bedroom also located on the loft level.

The overall form and scale of the dwelling have been designed to sit comfortably within the Bottomwoods CDA development context.

Design and Appearance

The architectural design reflects a contemporary residential style suitable for the Bottomwoods area, while remaining modest in height and massing. The loft arrangement allows for a compact footprint, helping to minimise land take and visual impact.

The balcony associated with the loft master bedroom is small in scale and integrated into the building form to avoid overlooking or adverse impacts on neighbouring properties. Openings are positioned to optimise daylight and ventilation while respecting surrounding development.

Access and Parking

The site benefits from an existing access connection to the community road, which will be retained and utilised for the proposed dwelling. This arrangement ensures safe and convenient access without the need for additional road infrastructure.

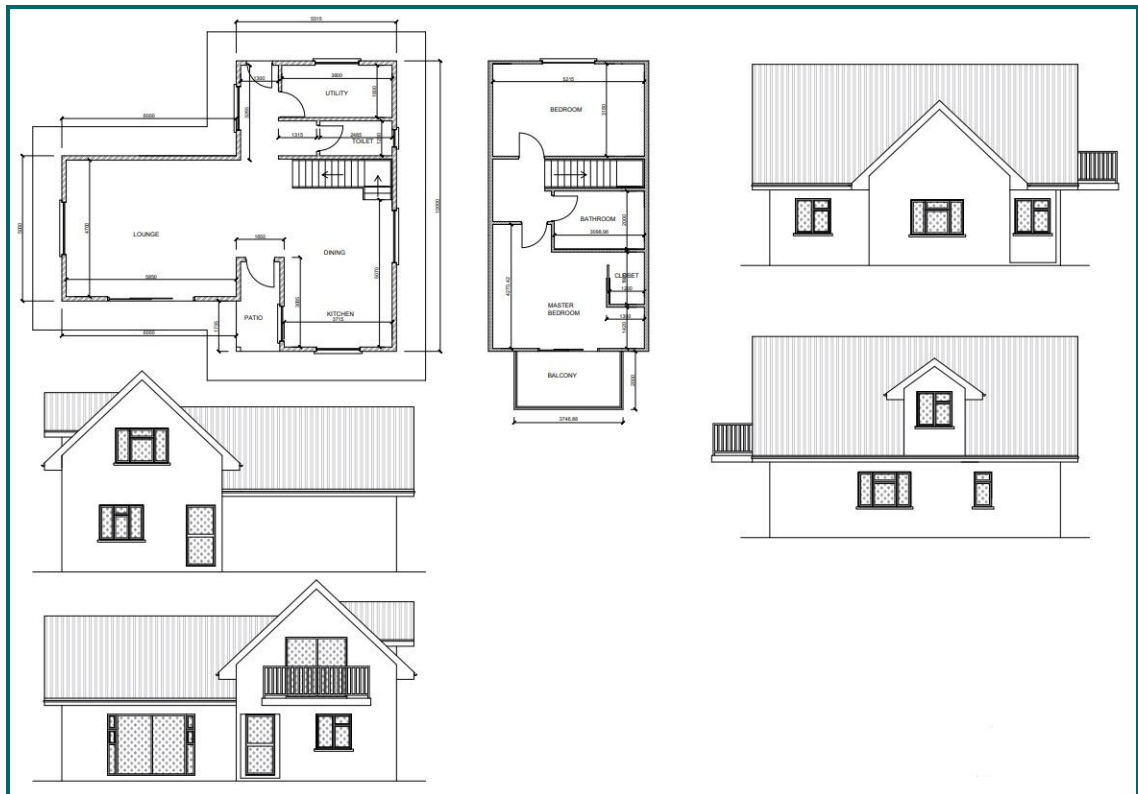
Parking provision will be accommodated within the plot in accordance with relevant planning guidance for residential development within the Bottomwoods Comprehensive Development Area.

Drainage and Sewage Disposal

Sewage from the proposed dwelling will be connected to the existing communal sewage system serving the Bottom Woods development. This will be achieved via proposed inspection chambers, allowing for maintenance access and compliance with best practice drainage standards.

Surface water will be managed within the site to prevent runoff onto adjacent land or roadways, in line with established drainage principles for the area.

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) 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

OFFICER'S ASSESSMENT

The proposed development for a two-bedroom loft design dwelling within the Bottomwoods Comprehensive Development Area (CDA) has been assessed against the relevant planning policies and material considerations. The site is located within the Intermediate Zone, where residential development is supported in principle, subject to compliance with the CDA framework and the policies of the Land Development Control Plan 2012.

The proposal makes effective use of the plot and benefits from an established access from the public road, thereby avoiding unnecessary additional earthworks or highway alterations. The scale, layout, and form of the dwelling are considered appropriate to the character such that the development would not result in any significant adverse impacts, including in relation to neighbouring properties and the wider Bottom Woods development.

The loft-style design, including the open-to-roof lounge area and modest balcony to the master bedroom, does not raise concerns in respect of visual impact, scale, or amenity. The development is not considered to result in overlooking, loss of privacy, or adverse effects on neighbouring properties.

The proposal would therefore result in appropriately-designed residential development within the designated CDA with the excavation of less than 3m high, such that it is considered to comply with the Intermediate Zone and relevant Housing policies of the LDCP.

The retention and use of the existing site access from the community road is acceptable and raises no highway safety concerns. The proposal does not introduce additional access points or require modification to the existing road network.

Sewage disposal will be achieved through a connection to the existing communal sewage system, via proposed inspection chambers. This arrangement is considered

appropriate, sustainable, and compliant with established infrastructure provisions serving the Bottom Woods development area.

Taking all material considerations into account, including compliance with the LDCP 2012 including the Intermediate Zone policies, and the Bottomwoods Comprehensive Development Area requirements, the proposed development is considered acceptable in planning terms.

The development represents an appropriate form of residential infill within a designated development area, utilising existing infrastructure, and contributing positively to housing provision within Bottom Woods.