

Planning Officer's Report – LDCA JANUARY 2026

APPLICATION	2025/85 – Residential Extensions including Bedrooms, Kitchen & Bathroom
PERMISSION SOUGHT	Full Permission
REGISTERED	30 September 2025
APPLICANT	Sharon Clifford
LOCALITY	Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Residential
PUBLICITY	<p>The application was advertised as follows:</p> <ul style="list-style-type: none"> ▪ <i>The Sentinel</i> Newspaper on 09 October 2025 ▪ A site notice displayed in accordance with Regulations.
EXPIRY	23 October 2025
REPRESENTATIONS	One Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

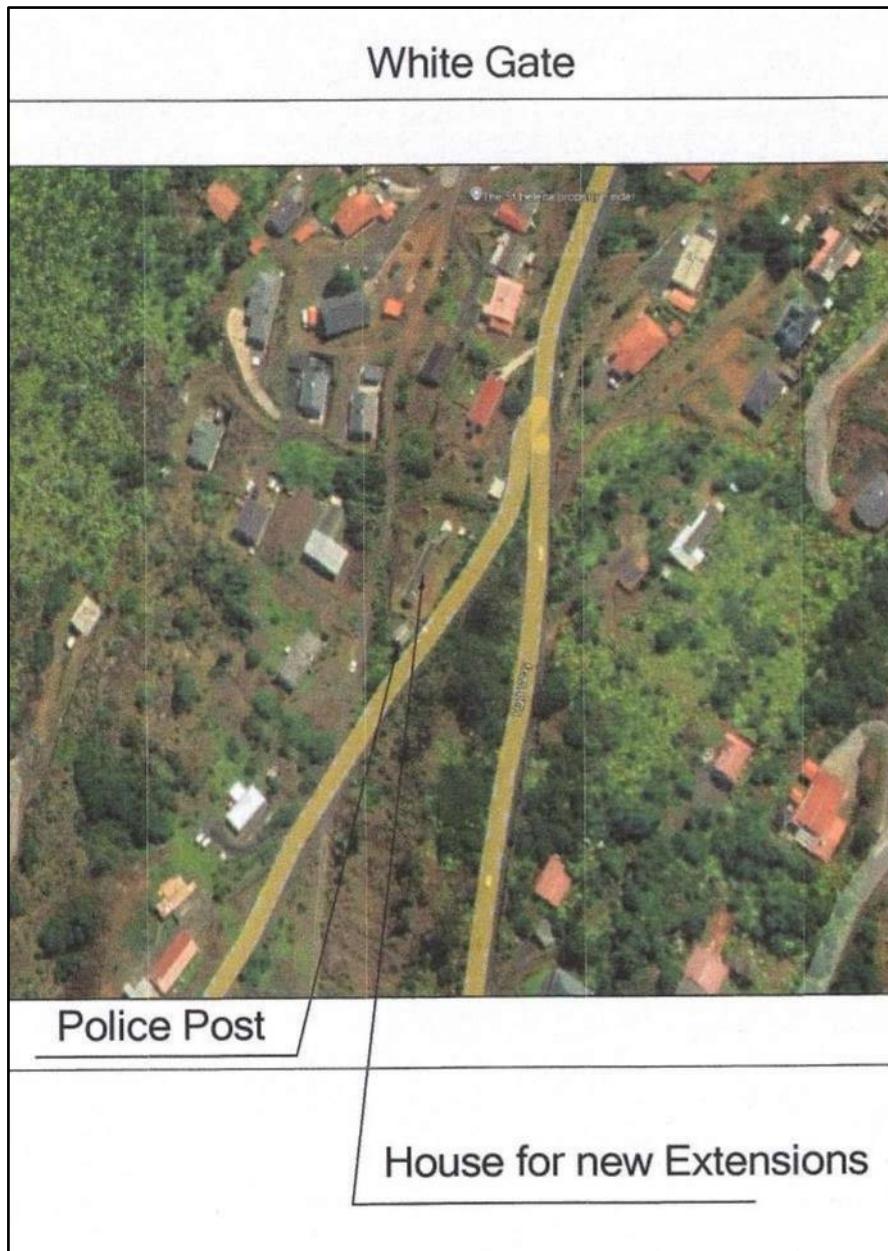
1. Sewage & Water	No Objection
2. Energy	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Response
5. Property Service	No Objection – Comment
6. Environmental Protection	No Objection
7. Public Health	No Response
8. Agriculture & Natural Resources	No Objection
9. St Helena Police Services	No Response
10. Aerodrome Safeguarding	No Response
11. Economic Development	No Response
12. National Trust	No Objection
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 near White Gate in Half Tree Hollow, which is designated within the Intermediate Zone with no conservation area restrictions. The area is primarily residential development with some commercial, community and business infrastructure.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

This development proposal is for an extension to increase the number of bedrooms from 3 to 4 overall, consisting of; a master bedroom and ensuite, two bedrooms, an open-plan kitchen/dining area and family bathroom. Alterations to the existing layout will include retaining one existing bedroom (No. 3 on the plans) and a generous-sized lounge/living area.

The existing dwelling is a single storey, three-bedroom bungalow orientated to the Northwest. The proposed extensions will be located to the back and southeast of the existing build.

The extension will increase the footprint by 106m² which equates to an additional 122.1% living space to the original house. It is proposed that a septic tank will be used to deal with sewage.

This development will require excavation to a depth of 2.2 meters. The existing manhole and drainage from adjacent property, the Police Post, will be removed prior to excavation.

The extension will be constructed using concrete blockwork and a new roof will be provided over the whole building in IBR sheeting and be of a dual pitch design.

Diagram 2: Site Plan

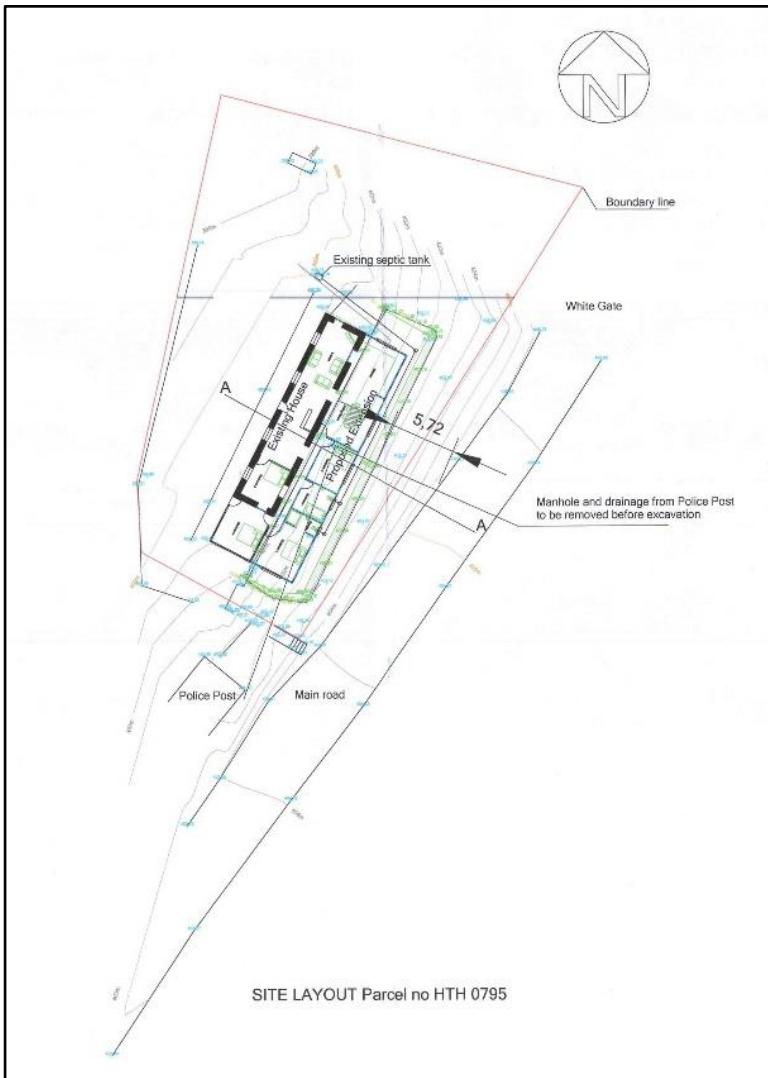


Diagram 3: Existing Floor Plan Layout

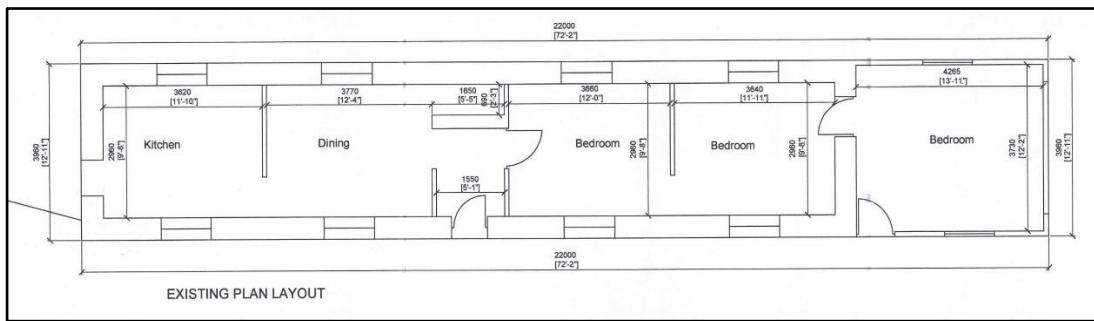


Diagram 4: Existing Front Elevation

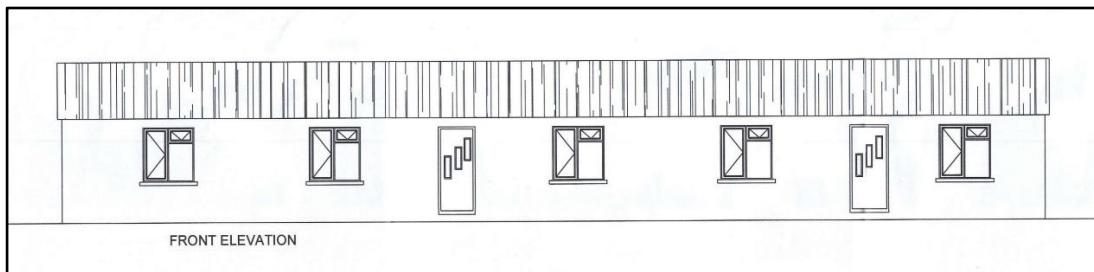


Diagram 5: Existing Side Elevation

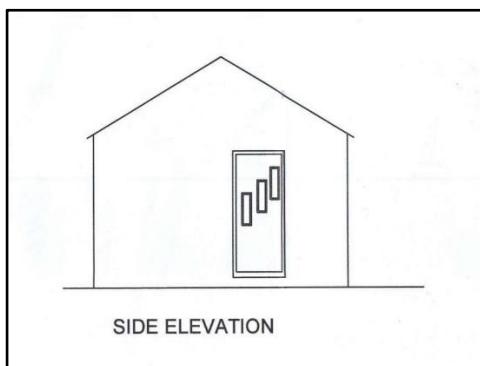


Diagram 6: Proposed Floor Plan Layout

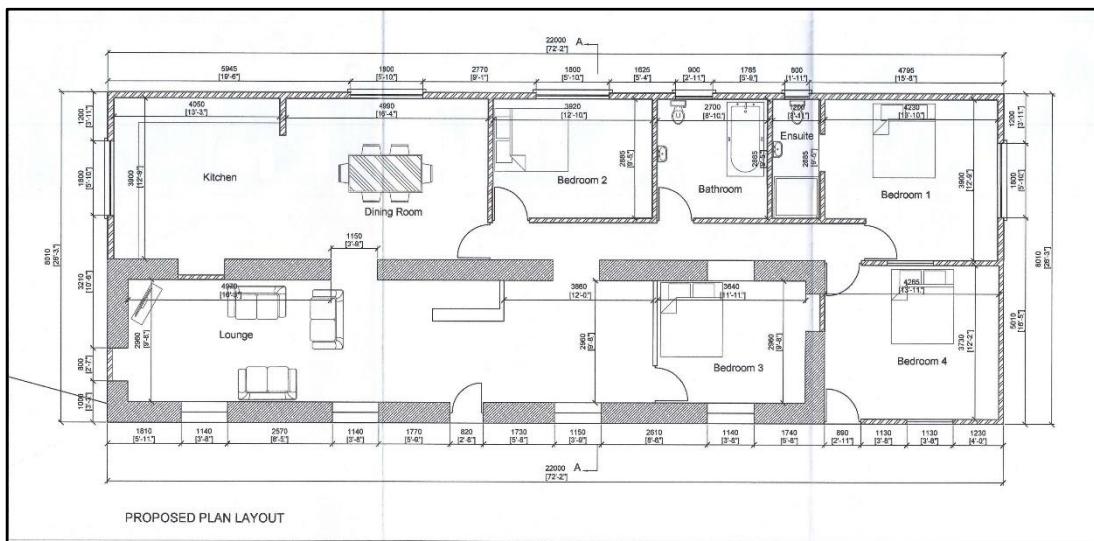


Diagram 7: Proposed Elevations

Proposed Front & Rear Elevations



Proposed Side Elevations

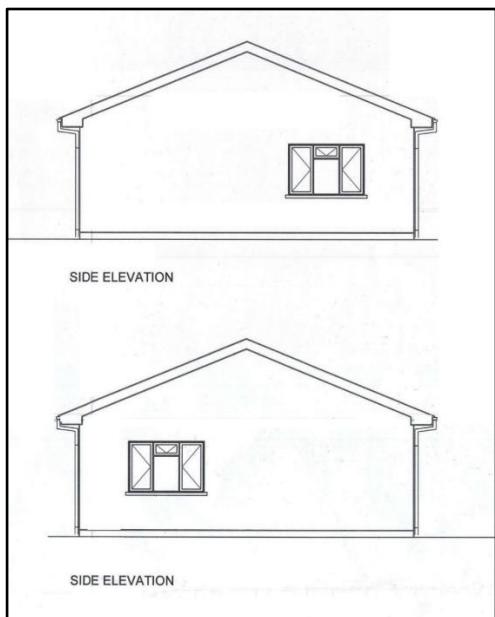
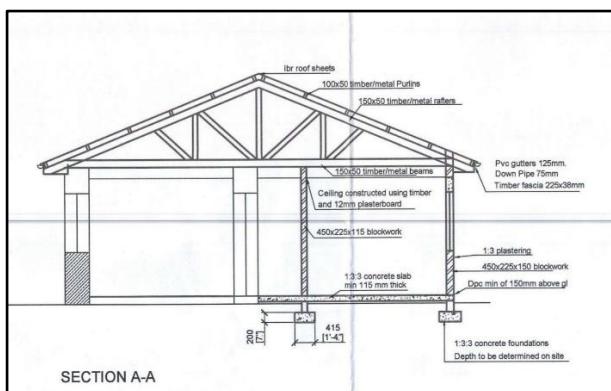


Diagram 8: Existing and Proposed Section A-A showing proposed roofing



STAKEHOLDER FEEDBACK & REPRESENTATIONS

One representation/ objection was received from a member of the public, as detailed below. There were no objections received from stakeholders however, a comment was received from *Property Services* as detailed below.

Representation 1 – Member of the Public

I am writing to express my concerns over the extra waste water, rain run off and sewage with regard to this development of parcel HTH0795.

At present, the parcel has a pit which they plan to keep using, however the soak away from that parcel comes under the road and comes up on the side of my house, by my walkway. For most of the year it is a smelly/stink problem that I have to live with. At times I can't even open my Kitchen window. With the expected increase in run off, due to much larger roof, I have concerns that the problem could get worst.

Going forward, I would like to see the plans to address the issues before this development takes place. I need to know what happens to their waste water at present, the sewage and the run off, as at present their soak away not working correctly as I can hear water bubbling up, followed by the smell.

Could you also add that they are planning to use their own pit when there is a communal sewer system they could easily tap in to, right next to their land.

However they won't even empty the pit, [wording removed as not relevant to planning], and from my prospective I can't be living with this smell for the rest of my life, so if it's sorted now, it will mean less issues in the future, as I feel that no one has the right to dump their soakaway on crown land next to my house. If it was on their own land they would maintain it better.

Matter Update

As this is an existing issue and affects Crown Land, Crown Estates visited the properties and spoke with respective residents altogether. An agreement was made to seek to resolve the issue by amending the current development application to connect sewerage to the Communal System. Crown Estates advised Planning Officers that the objector's concerns were addressed as a result.

[Officer comments: The matter raised by the objector relates to an existing issue and not specific to the development proposal under consideration. Connecting to the communal system in Half Tree Hollow is not currently possible and, in any event even if development is approved, there is no guarantee that it will be implemented. In the event, the applicant has not advised the Planning service that they wish to amend their plans and the current proposal remains that a septic tank will be provided for the proposed extensions to form a 4-bedroom dwelling]

Property Services

Applicant to be mindful of existing service lines and to relocate if necessary (as stated on site plan) – permissions would be needed from service providers

Applicant to be mindful of water run-off from the road behind this development and managed.

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,
- Housing Policy H.9
- Water Policy W2
- Sewage, Storm and Drainage Policies SD1 & SD7

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. 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 pitch roof that would be of similar size to neighbouring properties.

The extension will increase the building footprint significantly to the original house, providing more than double the original living space, albeit the development will remain well within the property boundary lines. This development will significantly enhance living conditions for the occupants overall.

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 2.2 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 concerns submitted by means of the Representation/ objection by a member of the public, a planning condition is proposed to be attached to ensure that the proposal is provided with a suitably-sized septic tank for the proposed 4-bedroom dwelling. This should resolve the matter raised by the objector once the development is completed in future. However, it should be noted that if the development is not commenced or takes a long time to be completed then this will not result in any immediate change in the existing

matter raised by the objector: As a 3rd party matter, this may still need to be addressed separately.

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.