

Planning Officer's Report – LDCA 15 JANUARY 2026

APPLICATION	2025/89 – Proposed Construction of a Three Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	21 October 2025
APPLICANT	Hannah Nyanzira
PARCEL	LWN0511
LOCALITY	Bottom Woods Comprehensive Development Area
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant/ Excavated Site
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 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 Protection	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 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

This plot is located within Bottom Woods West Comprehensive Development Area (CDA). The site is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The Applicant proposes to construct a three-bedroom dwelling on a plot of land within the Comprehensive Development Area (CDA) located in Bottom Woods. The site has already been excavated as part of previously approved application 2019/70 for the CDA.

The dwelling will be orientated to the Northwest. The floor plan layout consists of; an open-plan lounge and dining area located towards the front and northwest that leads out on to a patio area. The master bedroom is also situated to the front and has an ensuite and walk-in wardrobe. The other two bedrooms are located at the back and southeast of the dwelling, separated by the family bathroom and the kitchen and utility room is also situated at the back. A central passage links all areas of the bungalow.

The building will be constructed from concrete blockwork, rendered then painted. Material used for the roof will be IBR sheeting and of a hip design. The building footprint will measure approximately 136.5m².

No excavation is required, as this a pre-excavated site. Existing services in the form of ducting for sewage to the communal system, electricity, water and telecommunications is also available to be connected to on the east side of the site.

Diagram 2: Site Plan



Diagram 3: Floor Plan

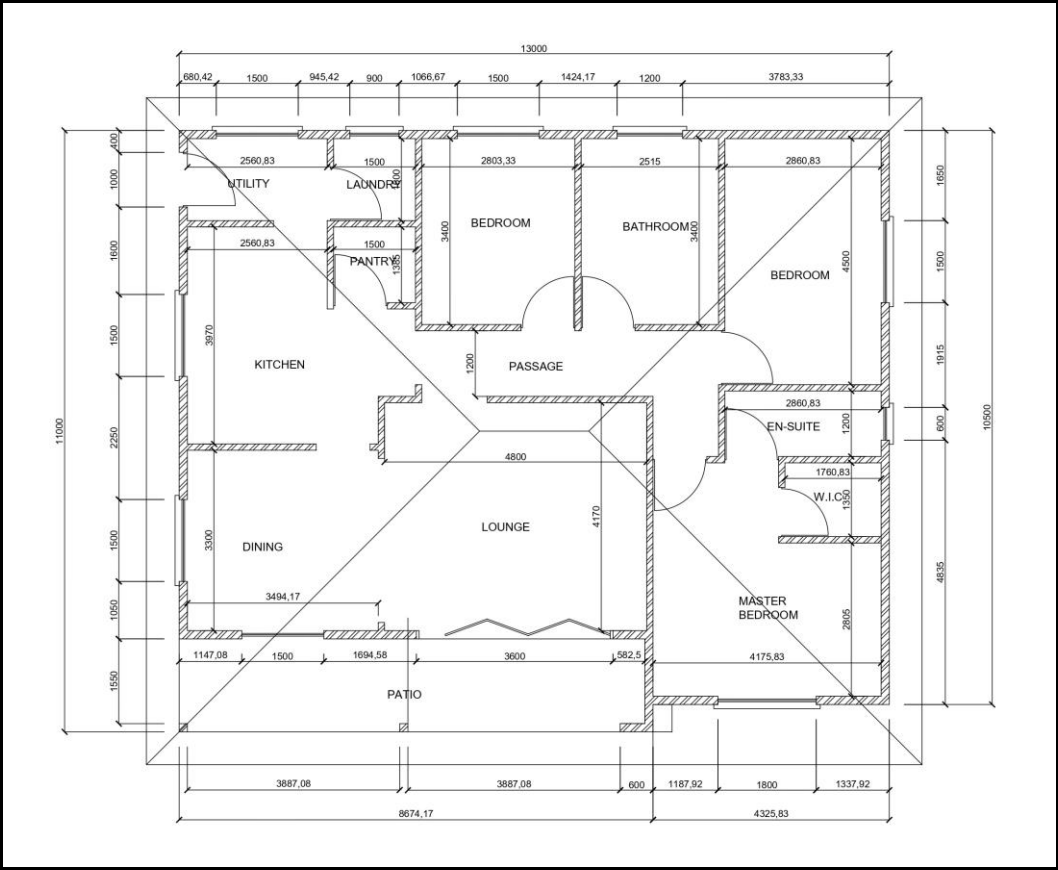
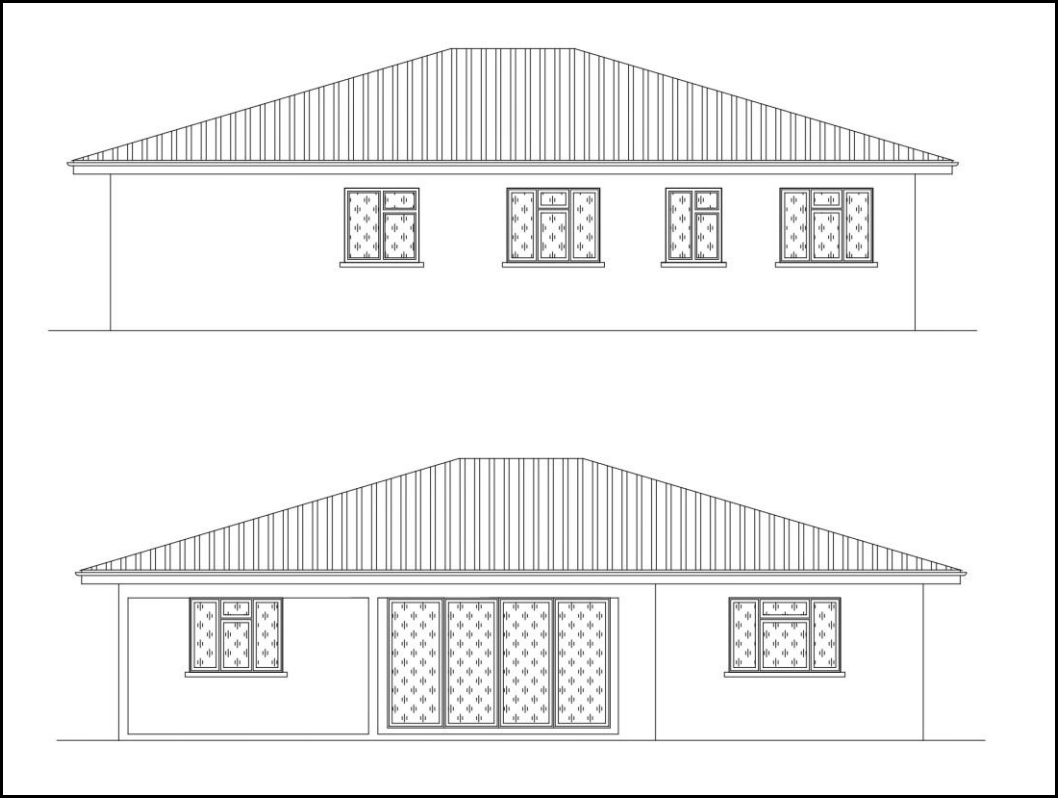
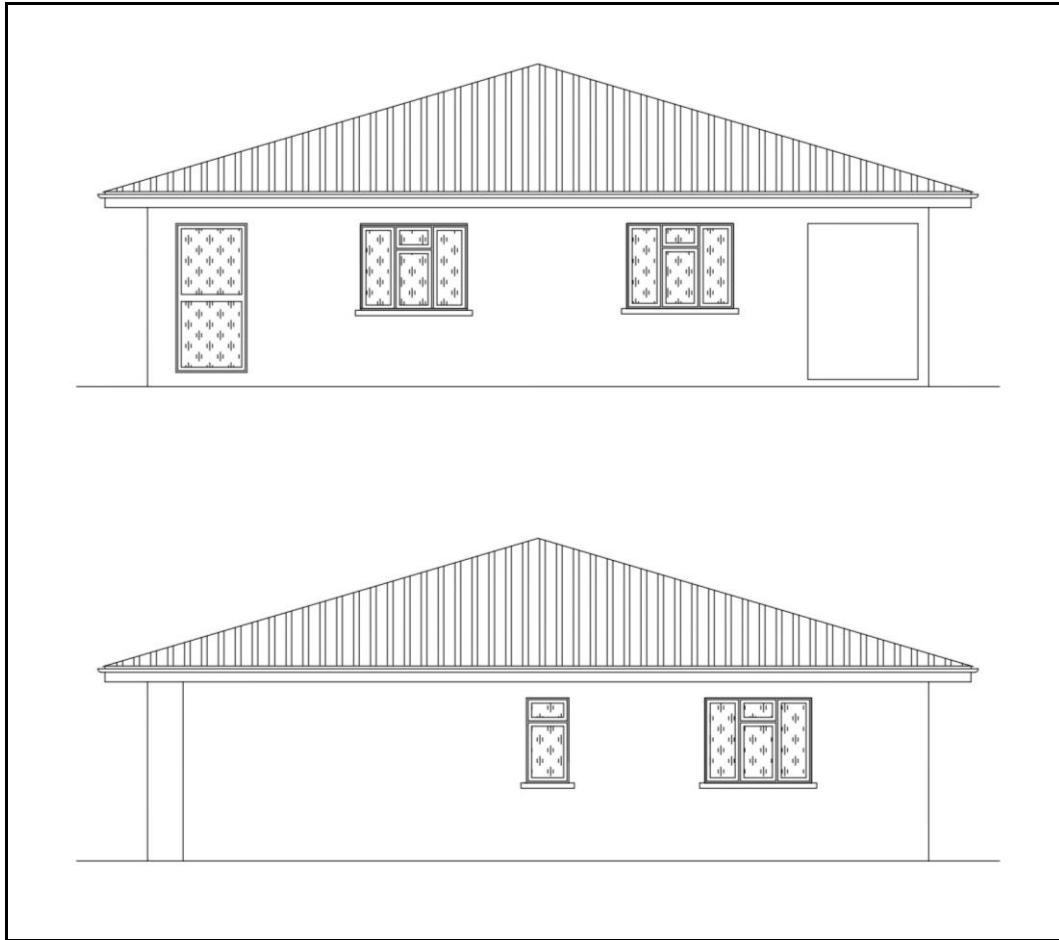


Diagram 4: Elevation Plans

Front & Rear Elevations



Side 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
- Water: Policy W2
- Sewage, Storm and Drainage: Policies SD1 (b, c), SD3, SD4 and SD7
- Road and Transport Policies: RT1 (c and d), RT3 and RT7

OFFICER'S ASSESSMENT

In assessing this development proposal, the site is part of the Bottom Woods Comprehensive Development Area (CDA) which has been prepared for residential development, including access roads and services under development permission referenced 2019/70.

The siting of the development has been determined by the already excavated site, orientated to the Northwest. It is located at the end of a series of plots that comprises the Bottom Woods CDA.

This development will be the Applicant's principal home, which is the intended purpose and provision of the CDA. The design of the house is coherent with existing development in the CDA and within itself, in terms of its layout, form and appearance and is not materially damaging to the amenity of existing development. All services are provided for in terms of utilities and parking spaces.

Overall, the development is in compliance with the relevant Intermediate Zone, Housing, Water, Sewage, Storm, Drainage, Road and Transport policies, and therefore is considered acceptable.