

## Planning Officer's Report – LDCA 15 JANUARY 2026

<b>APPLICATION</b>	2025/89 – Proposed Construction of a Three Bedroom Dwelling
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	21 October 2025
<b>APPLICANT</b>	Hannah Nyanzira
<b>PARCEL</b>	LWN0511
<b>LOCALITY</b>	Bottom Woods Comprehensive Development Area
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant/ Excavated Site
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ <i>The Independent</i> Newspaper on 24 October 2025</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	07 November 2025
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	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.

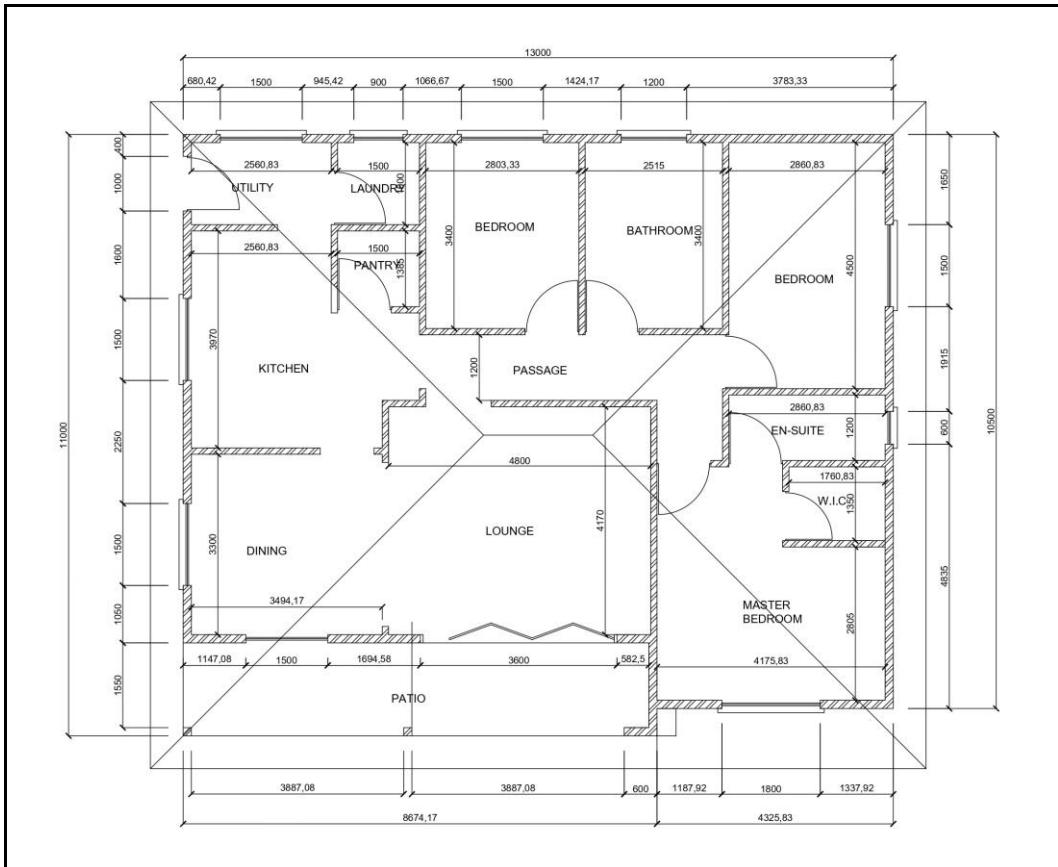
The building will be constructed from concrete blockwork, rendered then painted. Material used for the roof will be IBR sheeting and of a hip design. The building footprint will measure approximately 136.5m<sup>2</sup>.

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

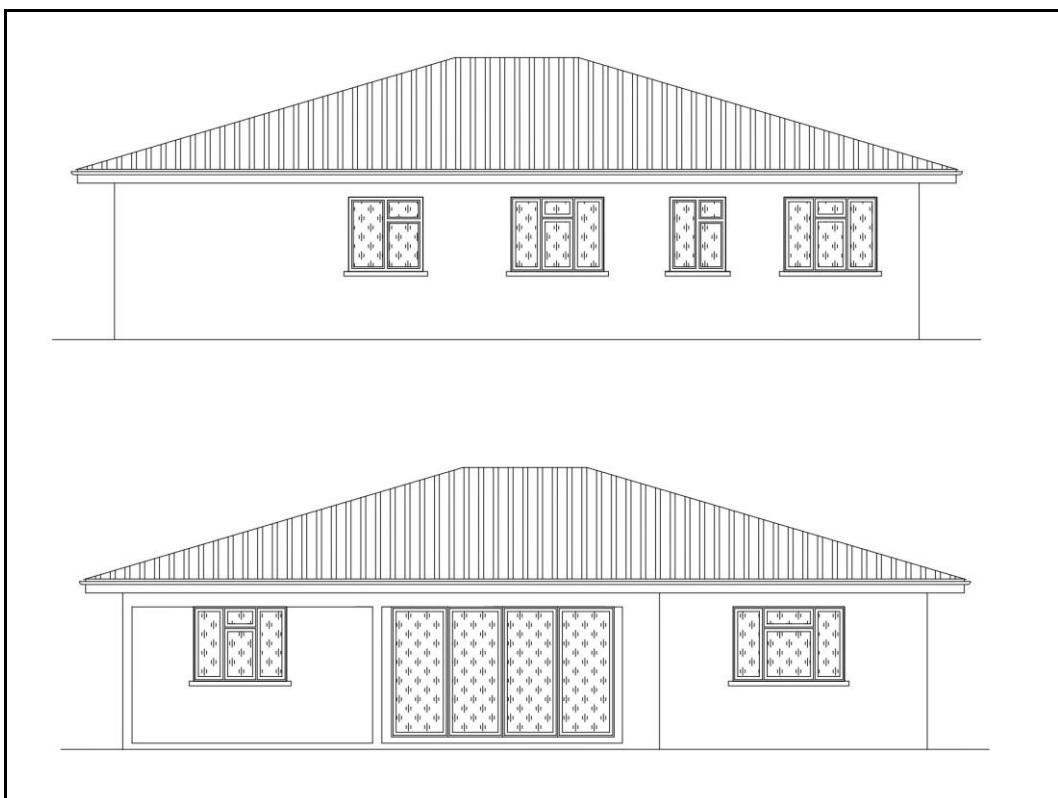


**Diagram 3: Floor Plan**

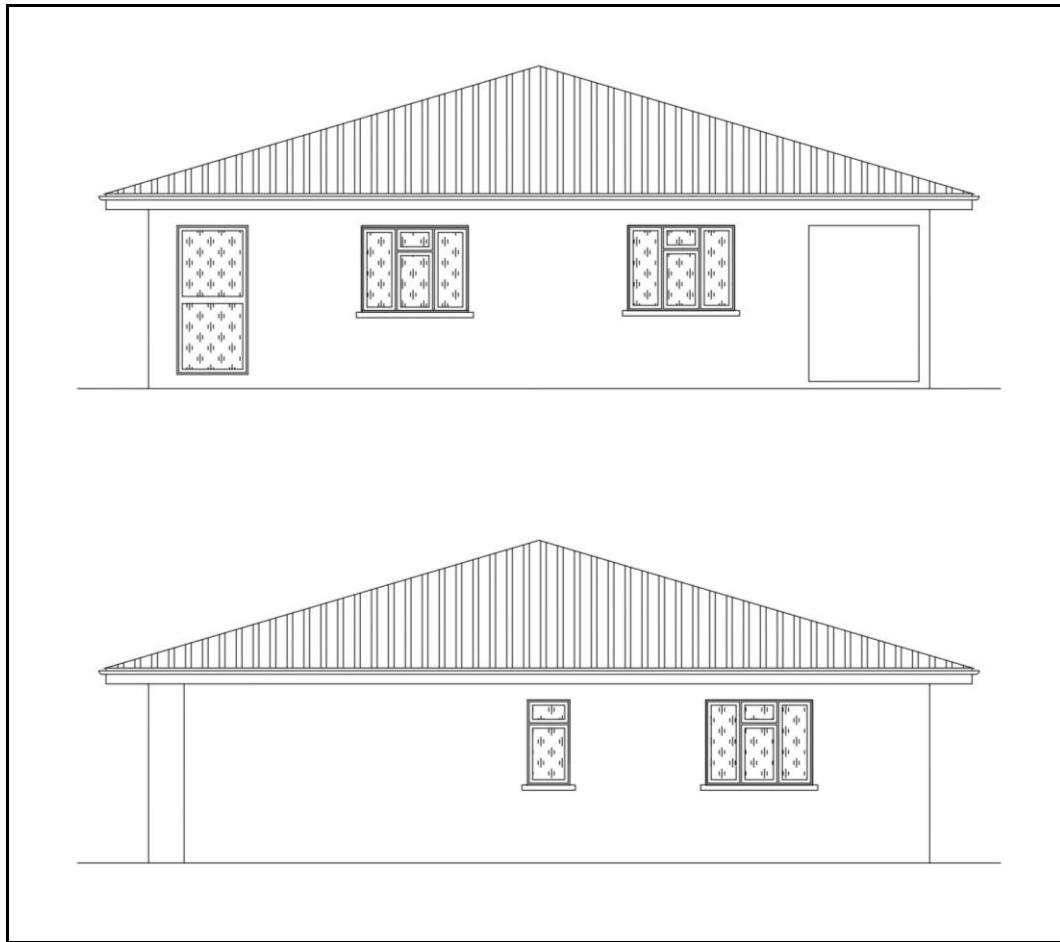


**Diagram 4: Elevation Plans**

**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.