

Planning Officer's Report – LDCA 15 JANUARY 2026

APPLICATION	2025/92 – Proposed Construction of a Two Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	21 October 2025
APPLICANT	Lisa Joshua
PARCEL	LWN0508
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 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

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

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

This proposal is for the construction of a two-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 Northeast. The floor plan layout is an L-shaped design with two distinct areas in each section that living spaces and bedrooms/ bathroom. The living area consists of; an open-plan kitchen/ dining and lounge area located towards the east with a utility/ toilet situated at the back of the kitchen and towards the south. The bedrooms/ bathroom section located towards the Northwest, comprises a master bedroom with ensuite, a second bedroom and the family bathroom. A passageway runs along the front of this section that links all areas of the bungalow.

The building will be constructed from concrete blockwork and plastered. Material used for the roof will be IBR sheeting and finished in dark slate grey. The roof style will be of a mono pitch design. The building footprint will measure approximately 95.2m².

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 serviced site.

Diagram 2: Site Plan

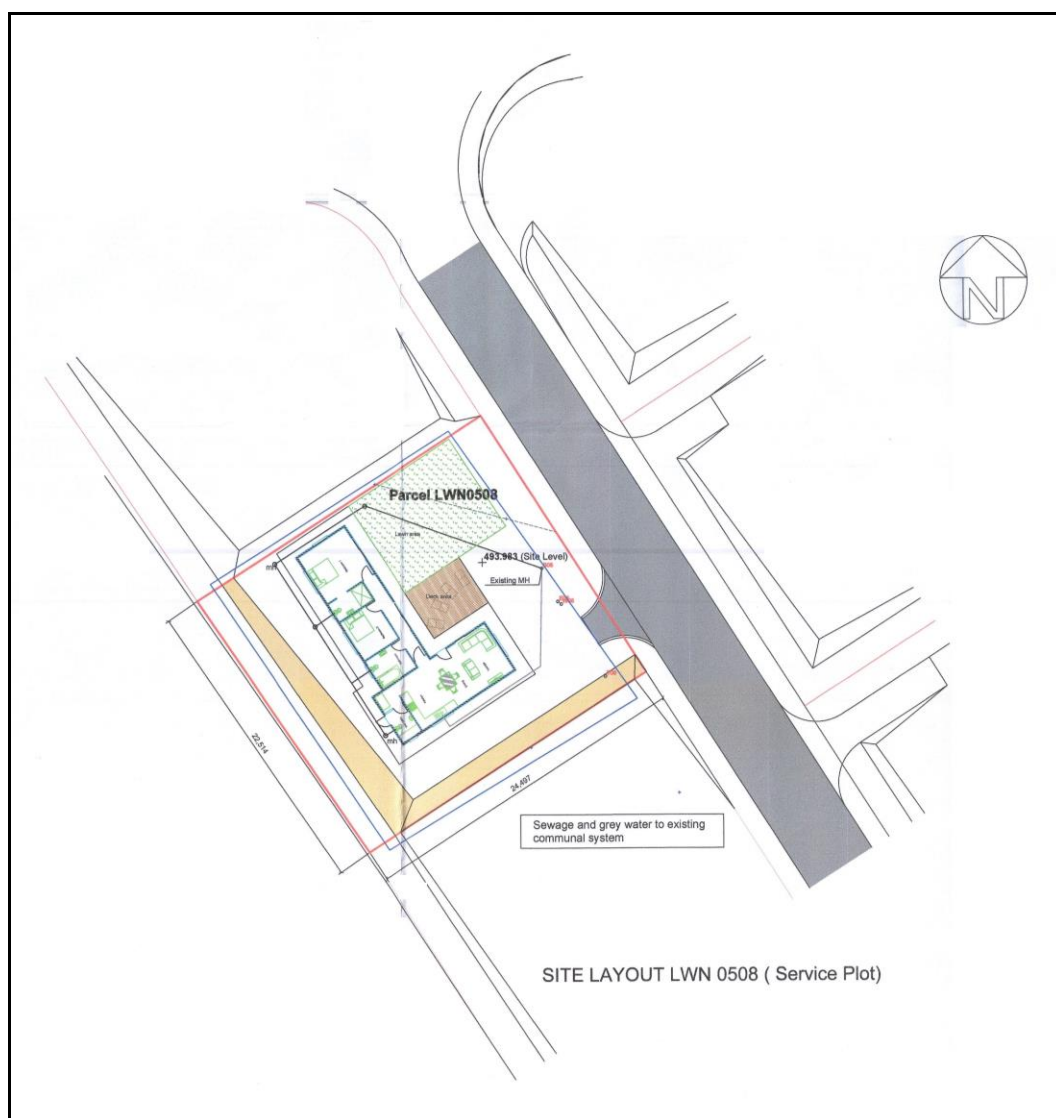


Diagram 3: Site Section Thro'

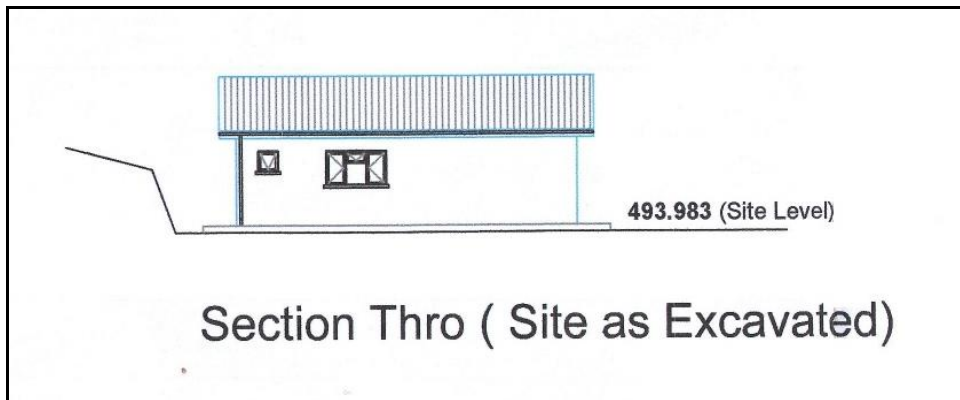


Diagram 4: Floor Plan

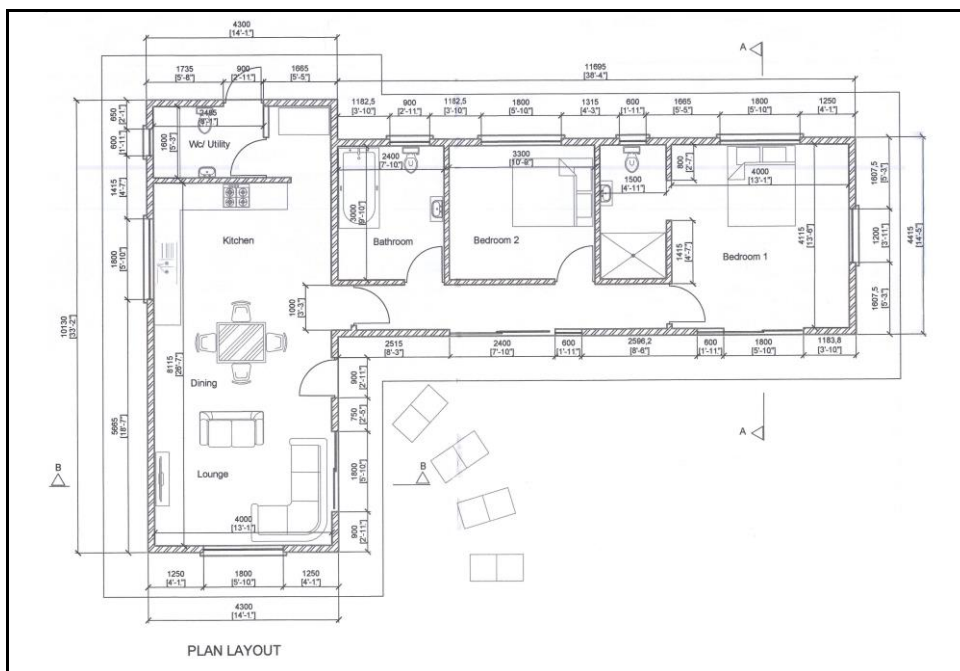
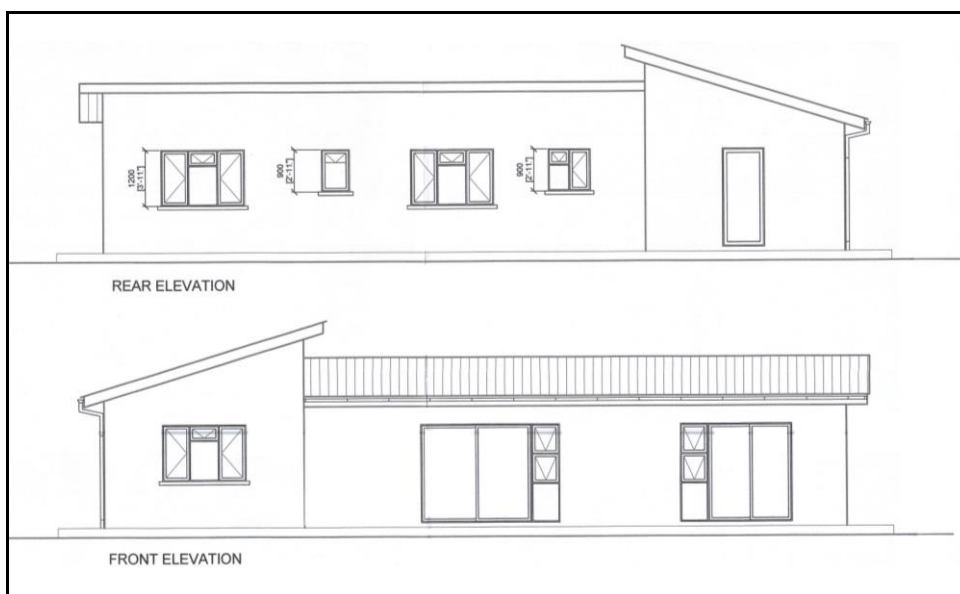


Diagram 5: Elevation Plans



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 considering 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 on the already excavated site will be orientated to the Northeast. The site is located second from the last at the end of a series of plots within 'Phase I' section of what comprises the Bottom Woods CDA.

This development will be the Applicant's principal home, which is the intended purpose and provision of the CDA. Albeit the plan layout of the house is coherent within itself, with an L-shape design and mono pitch roof, is not the typical bungalow that has already been developed, or proposed to be constructed in this locale which stereotypically consists of a simple, square/rectangular shape with a hip roof.

However, having assessed the overall design, it is a good, compact and functional alternative 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.