

Planning Officer's Report – LDCA MARCH 2026

APPLICATION	2025/105 – Proposed lounge extension & renovations
PERMISSION SOUGHT	Full Permission
REGISTERED	9 December 2025
APPLICANT	Winson Henry
PARCEL	DPRR0114
LOCALITY	Red Hill, Levelwood
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ <i>The Sentinel</i> Newspaper on 11 December 2025.▪ A site notice displayed in accordance with Regulations.
EXPIRY	25 December 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 Response
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 proposed development is located within the Levelwood district where the site is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



Site Description

The application site comprises an existing single-storey residential dwelling of traditional concrete block construction with a dual pitched roof.

The site: is developed with a residential structure, has established access via an existing access road connecting to the main public road, requires no earth excavation works and lies within a defined property boundary sufficient to accommodate the proposed works, including on-site wastewater treatment.

The surrounding area is characterised by low-density residential development of similar scale and construction typology.

Existing Development

The existing dwelling is a single-storey structure, Features a dual pitched roof form, currently contains one bedroom and associated living facilities and is constructed of concrete blockwork. The building is structurally sound.

PROPOSED DEVELOPMENT

This report has been prepared in relation to a development application for a lounge extension and associated internal alterations to an existing single-storey one-bedroom dwelling located in the Redhill District.

The proposal seeks to extend and reconfigure the current layout to provide a two-bedroom dwelling suitable for modern residential standards while maintaining compatibility with the surrounding built environment.

Foul Drainage - Installation of a new septic tank and soak-away system.

Access - No changes proposed.

Diagram 2: Site Plan

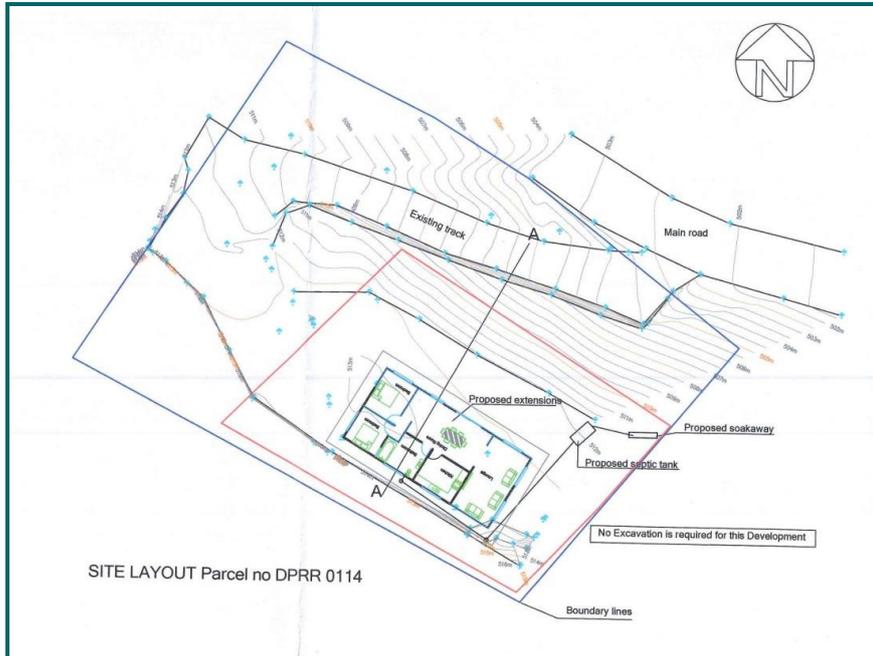
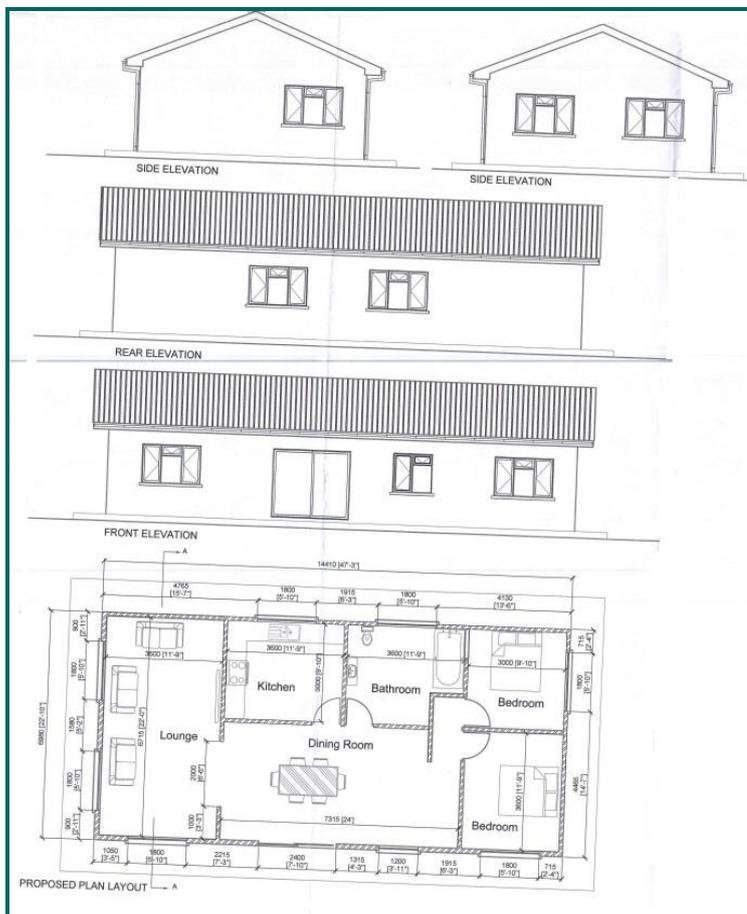


Diagram 3: Plans & Elevations



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 - 2022) 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

Planning Considerations

Land Use

The proposed development extends an existing residential property on a residential plot. The expansion from a one-bedroom to a two-bedroom dwelling is consistent with established residential use within the district.

Scale and Design

The extension is single-storey in form, reflecting the architectural character of the existing building, it utilises compatible materials (concrete blockwork and dual pitched roof) and maintains the scale and massing appropriate to the locality.

The proposal does not introduce overdevelopment of the site and respects the established pattern of development in Redhill.

Environmental Impact

No excavation works are required. There would be no adverse impact on topography or natural landform.

Foul drainage infrastructure is contained within the property boundary. The septic tank and soak-away system are appropriately sited to avoid environmental harm.

Given the modest scale of the extension, the proposal is not expected to generate significant visual, environmental, or infrastructure impacts.

It is therefore considered that the proposal would meet relevant planning policies for residential extensions and the proposal is therefore supported