

## Planning Officer's Report – LDCA MARCH 2026

<b>APPLICATION</b>	2025/111 – Proposed three bedroom dwelling
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	17 December 2025
<b>APPLICANT</b>	Kyle Yon
<b>PARCEL</b>	NG0428
<b>LOCALITY</b>	Cleughs Plain
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant Land
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ <i>The Independent</i> Newspaper on 19 December 2025.</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	2 January 2026 (NB Site Notice and Planning Stakeholder consultation ended 19 January 2026)
<b>REPRESENTATIONS</b>	None
<b>DECISION ROUTE</b>	<del>Delegated</del> / LDCA / EXCO

### A. CONSULTATION FEEDBACK

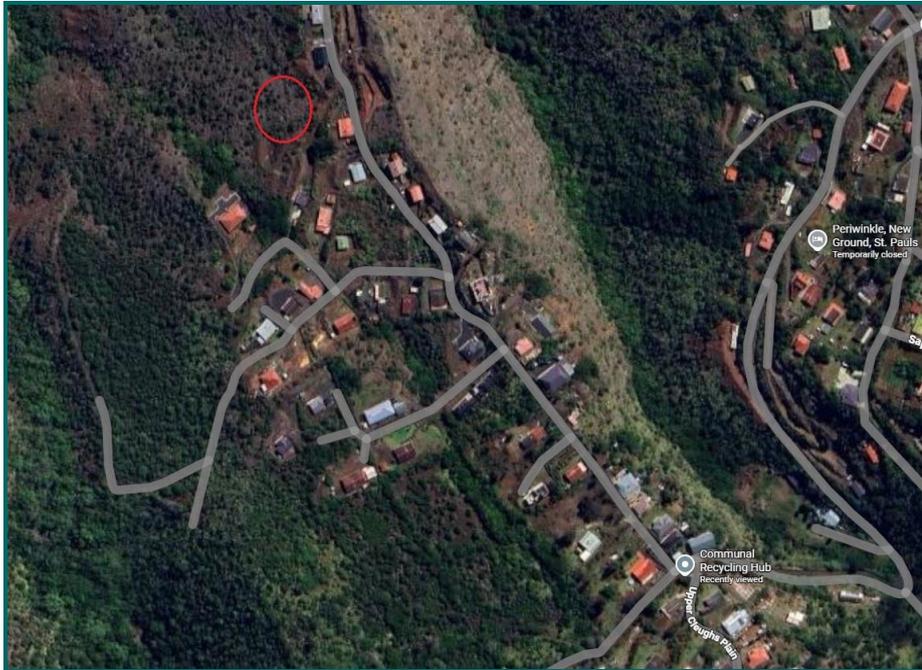
1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Response
5. Property Division	No Objection
6. Environmental Management	No Objection
7. Environmental Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena 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 Response
14. Heritage Society	No Objection
15. Maritime	Not Applicable

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

This proposed development is located within the Cleughs Plain district where the site is designated within the Intermediate Zone and has no conservation area restrictions.

#### Diagram 1: Location Plan



This report has been prepared in relation to a development application for the construction of a proposed three-bedroom bungalow in the lower Cleughs Plain district.

#### Site Description

The application site forms part of a rural residential landscape characterised by detached dwellings set within generous plots.

Key site characteristics include:

- Sloping topography requiring excavation works.
- An existing track located to the south of the site.
- The track sits approximately 5 metres above the proposed finished ground level of the dwelling.
- Sufficient land area to accommodate the dwelling, access road, and on-site wastewater infrastructure within the property boundary.

The site is currently undeveloped.



- Discharge overflow to the communal effluent system in accordance with local infrastructure requirements.
- Be designed and installed to meet environmental health standards.

### Access Arrangements

A new access road is proposed, leading from the existing track to the south of the property.

- The existing track is located approximately 5 metres above the proposed dwelling level.
- The design will account for the relatively steep gradient and surface treatment

### 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) 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**

The proposal has been assessed against the relevant policies of the LDCP 2012 and will not give rise to unacceptable environmental, visual, or infrastructural impacts.

The development represents appropriate residential use within the district and is of a scale and form compatible with surrounding development such that there are no issues with the proposal in this location.

The proposal provides appropriate on-site wastewater treatment in line with Policy SD1.

The proposal includes satisfactory access arrangements in line with road and Transport Policies RT1 and RT.3.

The proposed excavation, while slightly higher at 3.5m than the usual 3m (as indicated in Policy IZ1 (f)) would be appropriate here and would therefore be acceptable.

The new vehicle access will provide safe and suitable vehicular access to the site.

Therefore, this proposed three-bedroom bungalow is a well-considered residential development that responds appropriately to site constraints and local character.

While excavation is required and a 3.5 metre rear embankment will be formed, these works can be safely and effectively managed.

To conclude, the use, scale, design, access arrangements, and drainage provisions are acceptable, in accordance with relevant planning policies.