

Planning Officer's Report – LDCA MARCH 2026

APPLICATION	2026/02 – Proposed double garage
PERMISSION SOUGHT	Full Permission
REGISTERED	12 January 2026
APPLICANT	Ryan Crowie
PARCEL	DPRR0267
LOCALITY	Levelwood
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing house under construction
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ <i>The Sentinel</i> Newspaper on 15 January 2026.▪ A site notice displayed in accordance with Regulations.
EXPIRY	29 January 2026
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 Response
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 Objection
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.

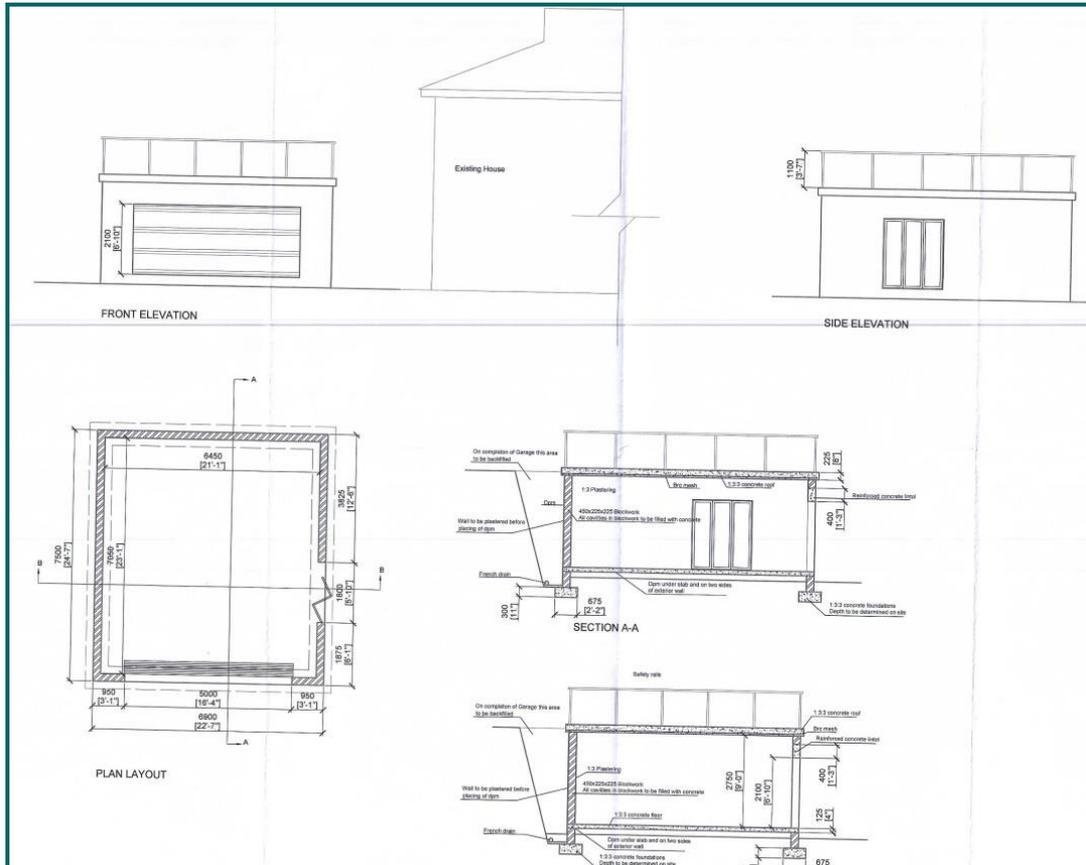
Diagram 1: Location Plans



- Be constructed using traditional concrete blockwork.
- Incorporate a flat reinforced concrete roof.
- Be of a scale appropriate for domestic vehicle storage.
- Be located approximately 3 metres from the main dwelling.

The design is functional and subordinate to the principal dwelling.

Diagram 3: Plans & Elevations



Roof Safety Rails

The submitted building plans indicate the inclusion of safety rails around the roof perimeter. This detail suggests the potential intention to utilise the roof of the double garage as a deck or amenity area with access from the embankment via the proposed infill.

Site Works and Excavation

Some additional excavation is required to accommodate the garage footprint. This excavation represents an extension of the existing site works undertaken for the dwelling.

The works are limited in scale and will integrate with the established development platform. Appropriate measures will be required to ensure:

- Slope stability.
- Surface water management.
- Proper compaction and structural integrity.

Access

An existing access road serves the property and will provide direct vehicular access to the garage door. No alterations to the public road network are required.

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)
- Roads and Transport: Policies RT1, RT.7

OFFICER'S ASSESSMENT

Principle of Development

The construction of a detached garage within the curtilage of an approved dwelling (currently under construction) is considered to be ancillary residential development. The proposal does not introduce a new land use and would remain subordinate to the main dwelling.

The principle of development is therefore acceptable.

Scale, Siting and Design

The garage by its nature is modest in scale, ancillary to the principal dwelling, sited at an appropriate distance (approximately 3 metres) from the house and would utilise durable materials suitable for the island environment.

The structure will not result in overdevelopment of the site nor adversely affect the character of the surrounding area.

Impact on Amenity

Given its domestic scale and ancillary function and the topography of the land, the garage with possible use of the roof as a deck would not result in any loss of privacy,

Overshadowing impacts or cause noise or disturbance beyond typical residential levels.

Land Stability and Excavation

The proposed excavation works are limited and represent an extension of existing site preparation. Subject to proper construction practices, the development will not adversely impact land stability or drainage patterns.

Access and Infrastructure

The existing access road is adequate to serve the garage. The development will not materially increase traffic movements beyond those associated with normal residential use. The access arrangements are considered adequate for the intended residential garage use.

The proposed double garage would provide 2 parking spaces in line with provision for off-road car parking spaces at the rate of two spaces per unit of accommodation and therefore accords with Policy RT.7 of the LDCP, 2012. The possible use of the roof space represents appropriate ancillary development within a residential curtilage.

- Is ancillary to an approved residential dwelling.
- Is appropriate in scale and design.
- Maintains adequate separation from the principal building.
- Provides suitable access arrangements.
- Does not give rise to unacceptable environmental or amenity impacts.

While the possible use of the roof space creates an elevated seating/viewing area, it is not considered that there would be any adverse impact by way of overlooking or loss of privacy to neighbours due to the existing topography of the land, tree growth on and around the property and the distances between surrounding properties.

To conclude, the proposal is therefore considered acceptable in accordance with the relevant policies of the LDCP 2012.