

Planning Officer's Report – LDCA APRIL 2026

APPLICATION	2026/10 – Proposed four bedroom dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	10 February 2026
APPLICANT	Phanual Shangwa
PARCEL	LWN0512
LOCALITY	Longwood
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant excavated site within the Longwood Comprehensive Development Area (CDA)
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ <i>The Sentinel</i> Newspaper on 19 February 2026.▪ A site notice displayed in accordance with Regulations.
EXPIRY	5 March 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 Objection
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Response
7. Environmental Health	No Response
8. Agriculture & Natural Resources	No Objection
9. St Helena Police Services	No Response
10. Aerodrome Safe Guarding	No Objection
11. Economic Development	No Objection
12. National Trust	No Objection
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 Longwood district where the site is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plans



This Planning Development Application is submitted in support of a proposal to construct a four-bedroom single-storey dwelling within the Bottom Woods Comprehensive Development Area (CDA).

The proposal seeks to deliver a larger family dwelling on an existing excavated site, making use of established infrastructure while providing additional residential accommodation in line with the development objectives for the area.

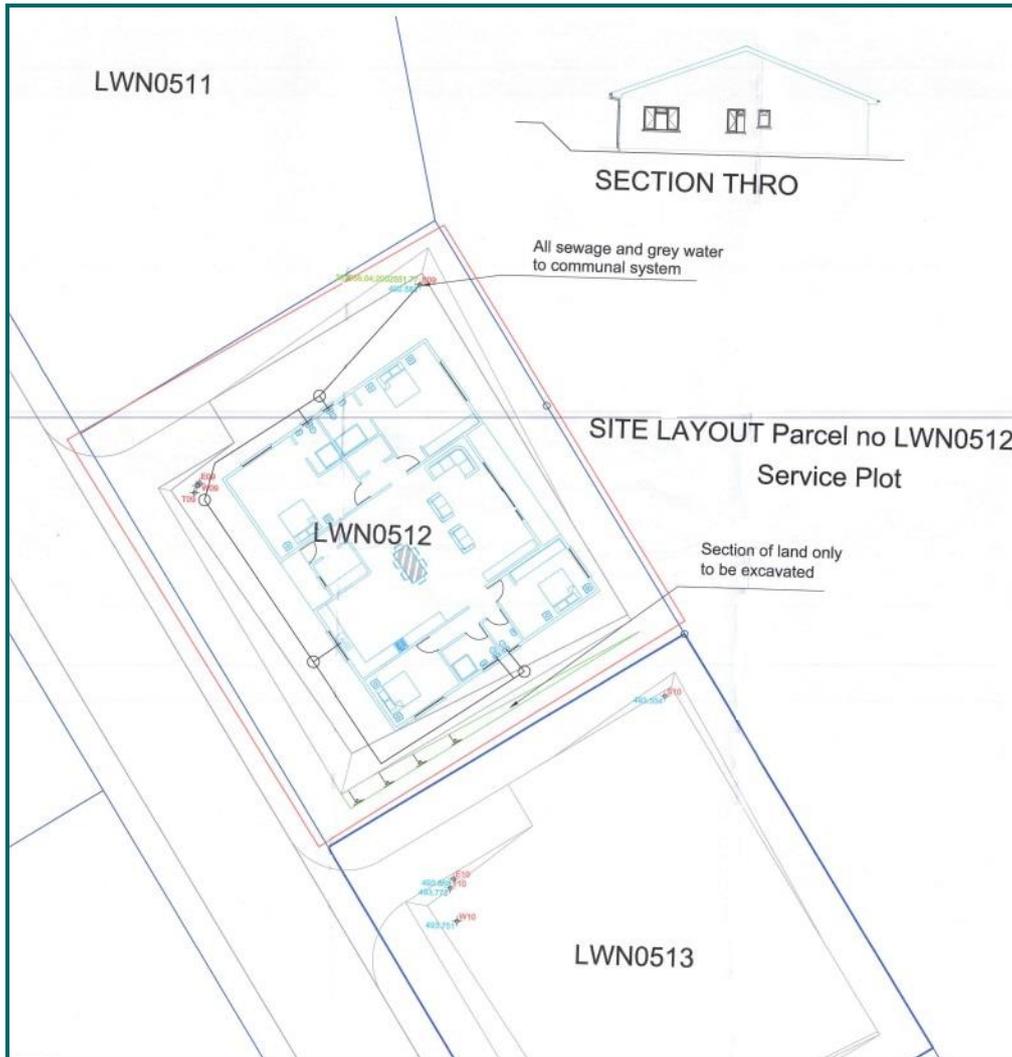
Site Description

The application site is located within the Bottom Woods Comprehensive Development Area, a designated residential development zone under the Island's planning framework.

The plot has been partially excavated, although the footprint of the proposed dwelling exceeds the dimensions of the existing excavation. As such, additional excavation works will be required, all of which will remain strictly within the defined property boundaries.

The site benefits from an existing access from the community road, which will be retained and utilised for the proposed development.

Diagram 2: Site Plan & Site Section



PROPOSED DEVELOPMENT

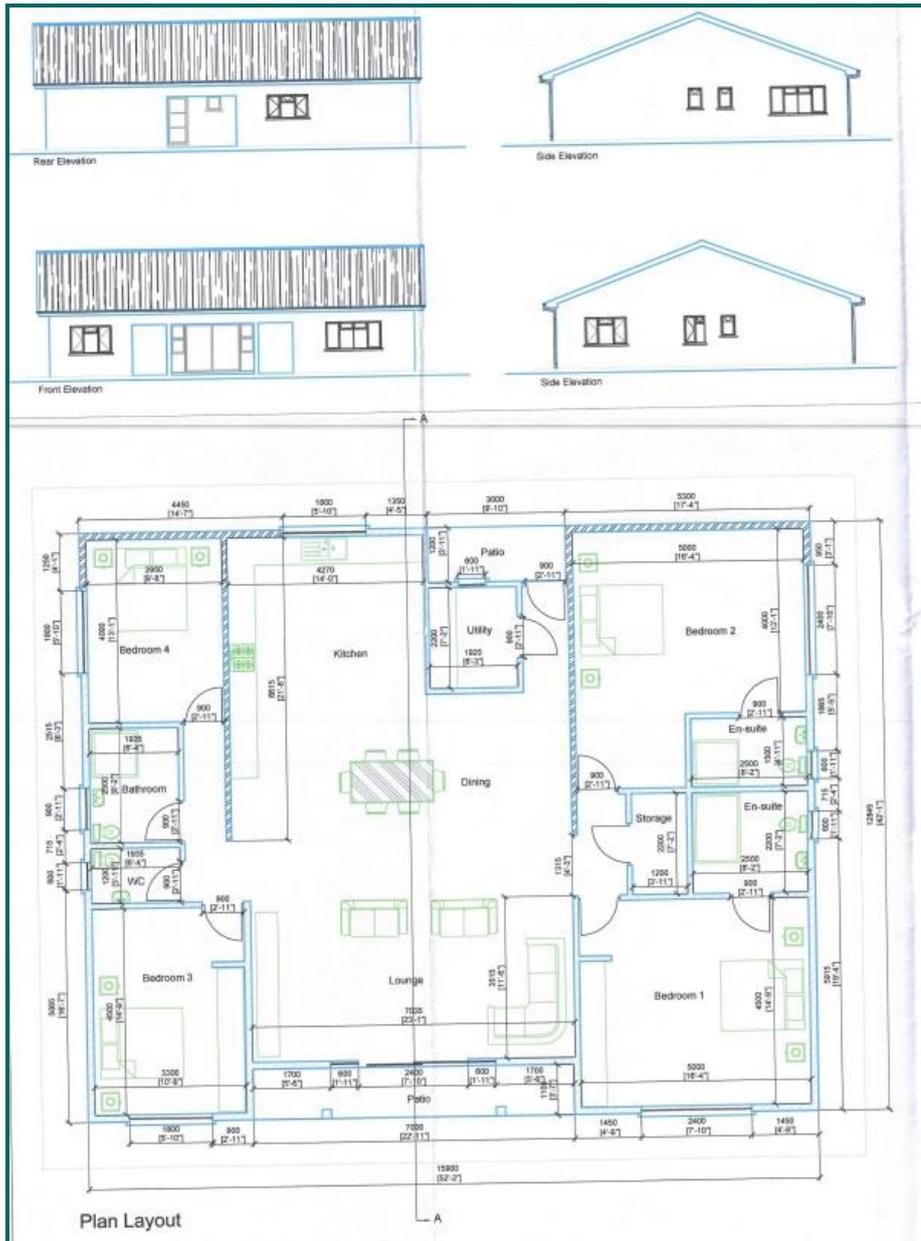
The proposal comprises the construction of a four-bedroom, single-storey dwelling of relatively large footprint, designed to meet the needs of family living.

Key features include:

- A single-storey bungalow-style layout
- Four bedrooms, including a master bedroom
- A spacious lounge area opening onto a front patio
- A dual-pitch roof design, consistent with traditional bungalow forms
- Construction using traditional concrete blockwork

The dwelling's scale results in a high site coverage, limiting available external space within the plot.

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
- Roads and Transport: Policies RT1, RT.7

OFFICER'S ASSESSMENT

Principle of Development:

The development makes use of an existing prepared plot within a Comprehensive Development Area (CDA) where residential development is expected, albeit requiring extension of excavation, the proposal would be acceptable in principle.

Design and Appearance

The dwelling adopts a traditional bungalow form with a dual-pitch roof, reflecting established residential building styles on St Helena. The use of concrete block construction ensures durability and suitability for local construction practices.

Due to the size and footprint of the dwelling, external amenity space and flexibility for further development are limited. The design prioritises internal accommodation over external space, which is considered acceptable given the intended residential use.

The front patio area, accessed from the lounge, is oriented towards the south-easterly trade winds, which are characteristic of the Bottom Woods area. As such, this space is likely to experience significant exposure to prevailing weather conditions. While this does not preclude development, it may affect usability unless mitigation measures (such as screening or windbreaks) are incorporated.

Impact on Surrounding Area

The site is located within a designated residential development area part of the CDA.

The proposed dwelling, while larger than typical units, is single-storey in height, which helps to reduce its visual impact. The additional excavation required is contained within the site and is not expected to adversely affect neighbouring plots.

Given the scale of the building and limited external space, the development represents a high site coverage scheme, but one that remains compatible with residential use within the Comprehensive Development Area.

Access and Parking

The site benefits from an existing vehicular access from the community road.

However, due to the large footprint of the dwelling, the remaining site area is constrained, limiting the provision of on-site parking and manoeuvring space. Any parking provision will need to be carefully accommodated within the remaining available space and will most likely be in tandem.

A minimum of two (2) parking spaces are required, is considered to meet the minimum indicated in policy. Given the large double bedrooms, each with ensuites, it could be expected that 8 adults may occupy the proposal. However, there are no parking restrictions on street and the minimum can be provided which is considered adequate for the proposed development.

Drainage and Sewage Disposal

Foul sewage from the proposed dwelling will be connected to the existing communal sewage system, via proposed inspection chambers, in accordance with established infrastructure arrangements within the Bottom Woods development.

Surface water will be managed within the site to prevent adverse runoff impacts, particularly in light of the additional excavation works.

Conclusion

The proposed four-bedroom single-storey dwelling represents an appropriate form of residential development within the Bottom Woods Comprehensive Development Area. The use of an existing excavated site, combined with established access and connection to communal sewage infrastructure, supports the efficient use of land and services.

Although the development involves a large building footprint with limited remaining external space and some exposure to prevailing winds, these factors do not give rise to significant planning concerns, such that the proposal is considered to accord with relevant policies and is acceptable.