

Planning Officer's Report – LDCA JUNE 2026

APPLICATION	2026/29 – Proposed Customer Kiosk and Toilet Extension
PERMISSION SOUGHT	Full Permission
REGISTERED	18 March 2026
APPLICANT	Solomon & Company Plc.
PARCEL	LWN0374
LOCALITY	Longwood Refuelling Station, Longwood
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Refuelling Station
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ <i>The Sentinel</i> Newspaper on 02 April 2026.▪ A site notice displayed in accordance with Regulations.
EXPIRY	16 April 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 – Comment
5. Property Division	No Response
6. Environmental Protection	No Objection
7. Environmental Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response
10. Aerodrome Safeguarding	No Objection
11. Economic Development	No Objection
12. National Trust	No Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection – Comment
15. Maritime	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The development site is located at the Longwood Refuelling Station, Longwood, where it is a mixed-use area made up of residential, commercial and community infrastructure, designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Map



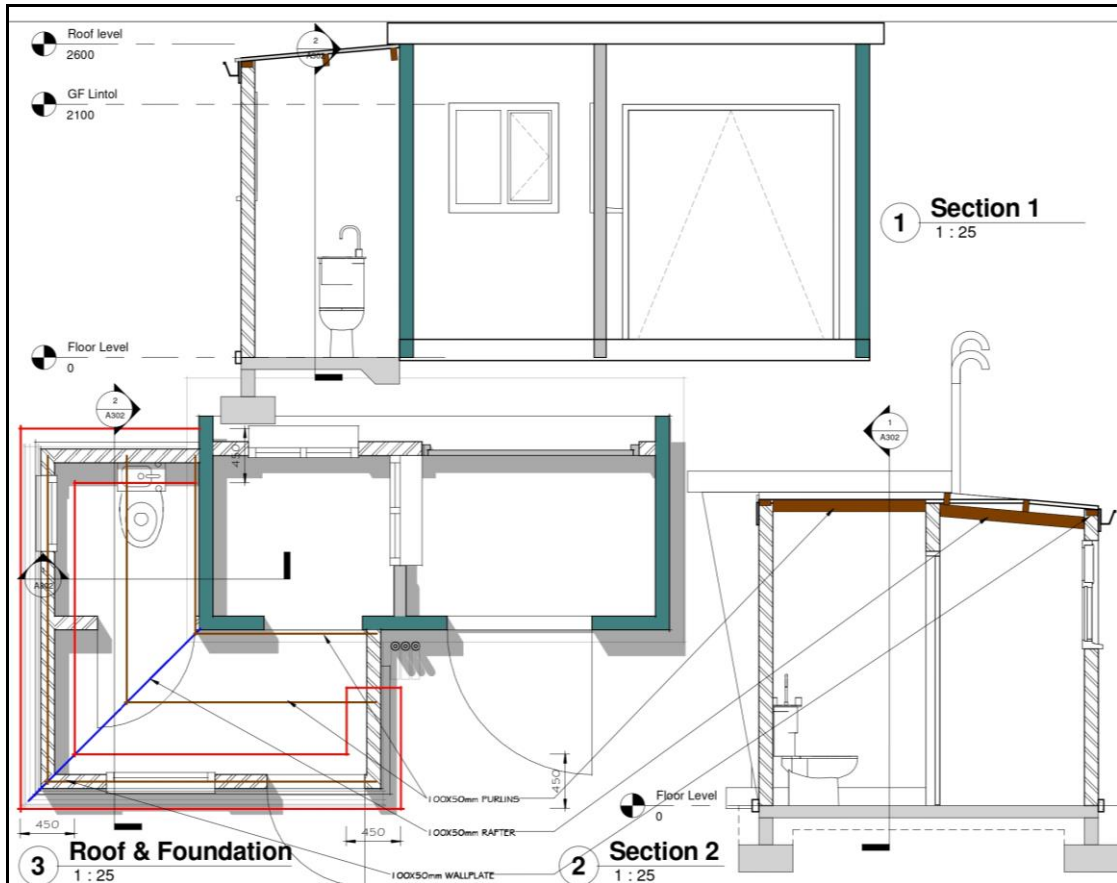
PROPOSED DEVELOPMENT

This proposed development is for an extension to the existing customer service kiosk at the refuelling station at Longwood Avenue to include a toilet and small storage area. The extended section is proposed to be constructed to the north and the northwest side of the existing building. The toilet extension will include a window in the toilet cubicle and another west-facing window in the toilet lobby area where an exit door will also be located alongside.

A new customer kiosk is proposed within the existing building, with a service window facing onto the road and another onto the pump area. It is proposed that one of the two existing pumps will be relocated from the new customer kiosk area to the newly designated pump area of the existing fuel distribution building, that will be secured behind a roller shutter door when not open for use.

The Developer has liaised with *Connect St. Helena* to establish a suitable drainage system for the new toilet system to connect into, at the rear of the site.

Diagram 4: Section and Roof & Foundation Plan [Subject to revised plan for minor internal changes]



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no objections or representations received from stakeholders or any members of the public. However, there were two comments received from *Roads & Transport Section* and *The Heritage Society*, as detailed below.

Roads & Transport Section

Applicant is to be fully responsible for any storm water.

The Heritage Society

The toilet should, obviously, be provided with hand washing facilities.

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 IZ.1 (a, b, c, f and g) and IZ.4
- Sewage, Storm and Drainage: Policies SD.1 (a, b and c), SD.3 and SD7

OFFICER'S ASSESSMENT

In assessing this development proposal for an extension to existing customer service kiosk at the refuelling station at Longwood Avenue to include a toilet and small storage area, the primary consideration is coherence and visual and material impact to the amenity of the immediate area, in accordance with IZ.1 policies.

The proposed extended development will almost double the footprint of the existing refuelling facility, from 5m² approximately to 9.6m², however, most of the new development will not be visible from the main road on which the kiosk operates, as most of the design is behind the street-facing façade, which will only display an additional 1.2m extension out to the side of the existing refuelling kiosk.

There are minor internal alterations that make logistical sense for operational purposes, including moving a pump which will mean both pumps are in one designated area and can be secured when the facility is not open/ in use.

A suitable drainage system for the new toilet has been established in cooperation with *Connect St. Helena*, which is located at the rear of the site.

The roof design of the extended area will be a mono pitch/ lean-to from each side of the extension to the existing building and will be situated just under the eave's height of the existing roof, which is also a mono pitch design.

Materials used to construct the extension will be in keeping with that of the existing building.

To conclude, it is considered that the development proposal is fit-for-purpose and the visual and material impact will be minimal. Therefore, the development is in compliance with the relevant Intermediate Zone and Sewage, Storm and Drainage policies and therefore can be supported.