

Planning Officer's Report – LDCA JUNE 2026

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| APPLICATION | 2026/33 – Proposed Garage |
| PERMISSION SOUGHT | Full Permission |
| REGISTERED | 02 April 2026 |
| APPLICANT | Coral Thomas |
| PARCEL | LWS0408 |
| LOCALITY | Longwood Avenue |
| ZONE | Intermediate |
| CONSERVATION AREA | Longwood House |
| CURRENT USE | Existing Home |
| PUBLICITY | The application was advertised as follows: <ul style="list-style-type: none">▪ <i>The Independent</i> Newspaper on 17 April 2026.▪ A site notice displayed in accordance with Regulations. |
| EXPIRY | 1 May 2026 |
| REPRESENTATIONS | None |
| DECISION ROUTE | Delegated / LDCA / EXCO |

A. CONSULTATION FEEDBACK

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|------------------------------------|------------------------|
| 1. Sewage & Water Division | No Response |
| 2. Energy Division | No Response |
| 3. Fire & Rescue | No Objection |
| 4. Roads Section | No Objection – Comment |
| 5. Property Division | No Objection |
| 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 Response |
| 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

The development site is located at the Longwood Avenue, Longwood, where it is a mixed-use area made up of residential, commercial and community infrastructure, designated within the Intermediate Zone and Longwood House conservation area.

Diagram 1: Location Map & Google Image of Aerial View of Site



PROPOSED DEVELOPMENT

This proposal is for a new garage, to be constructed with a timber structure and cladded with metal sheeting and IBR sheets for the roof, located at the Developer's existing home in Longwood Avenue.

The garage is proposed to be constructed to the west side of the existing dwelling, orientated to the North and detached from the main building. The design is very simple, with the main entrance being a roller shutter door that will be accessed from the North. There are no windows proposed and the roof is mono pitch design. Some minor excavation/ levelling off is required for this development. The total footprint of the garage will be 15m².

Diagram 2: Site Plan



Diagram 3: Floor Plan Layout and Section A-A

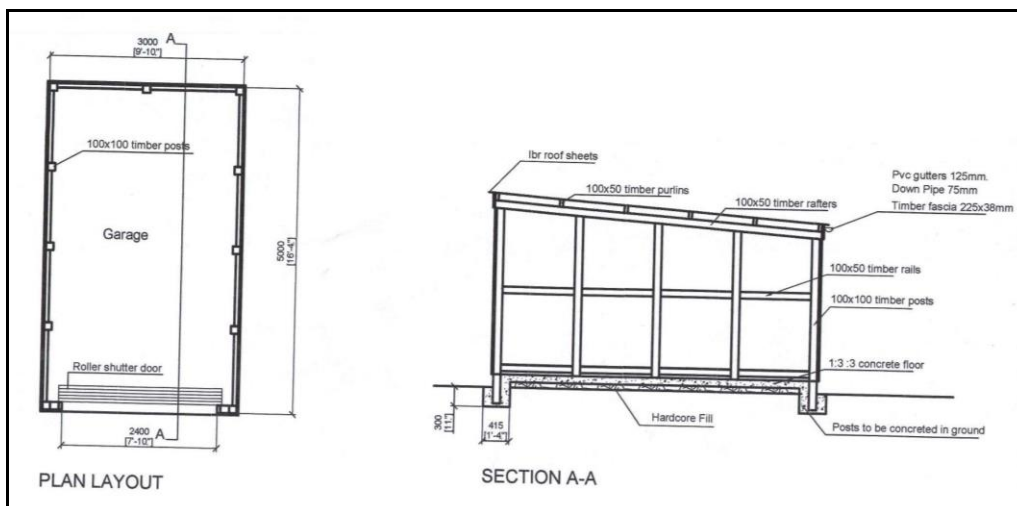
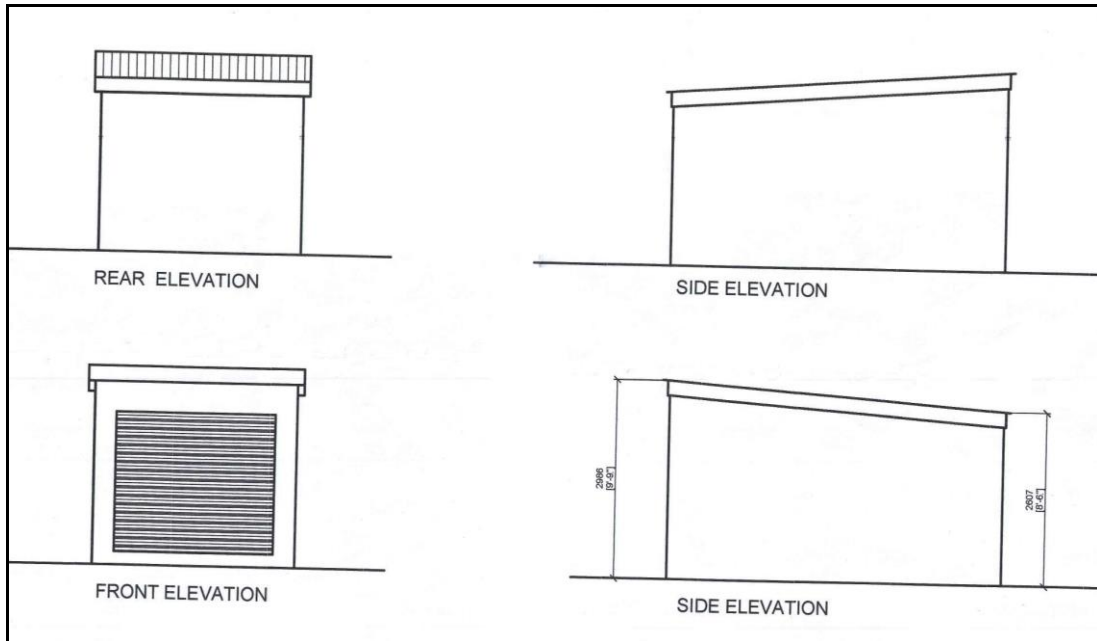


Diagram 4: Elevation Plans



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no objections or representations received from stakeholders or any members of the public. However, a comment was received from *Roads & Transport Section*, as detailed below.

Roads & Transport Section

Applicant is to be fully responsible for any storm water.

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, f, g and h)
- Built Heritage Policies BH.1 c)
- Sewage, Storm and Drainage: Policies SD.1 b)

OFFICER'S ASSESSMENT

In assessing this development proposal for a detached garage located at the Developer's residential property in Longwood Avenue, which also falls under the Longwood House conservation area, the primary consideration is whether the development complies with Built Heritage policy BH.1 c) which refers to development in Historic Conservation Areas. The proposed garage will be situated

within the applicant's boundary and behind a line of trees set back from the main road that is Longwood Avenue, such that it will not be easily visible from this main trek. The garage façade will also align with the front of the main dwelling.

Albeit the materials of the garage will differ from that of the main dwelling, as it will be a timber structure clad with metal sheeting, it will not appear out of place as similar developments exist within the immediate area.

Overall, the development is not seen to detract the character of the area nor adversely impact its setting, with the use being ancillary to the main residential dwelling and is therefore considered acceptable.

To conclude, it is considered that the development proposal is fit-for-purpose and the visual and material impact will not be detrimental to the area. Therefore, the development is in compliance with the relevant Intermediate Zone, Built Heritage and Sewage, Storm and Drainage policies and therefore can be supported.