

Planning Officer's Report – LDCA JUNE 2026

APPLICATION	2026/34 – Proposed Four Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	15 April 2026
APPLICANT	Blessing Gurure
PARCEL	LWN0513
LOCALITY	Bottom Woods Comprehensive Development Area
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant/ Excavated Site
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	01 May 2026
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Response
2. Energy Division	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
5. Property Services	No Objection – Comment
6. Environmental Protection	No Objection
7. Environmental Health	No Objection – Comment
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

This plot is located within Bottom Woods West Comprehensive Development Area (CDA). The site is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Map



PROPOSED DEVELOPMENT

The Applicant proposes to construct a two storey, four-bedroom dwelling on a plot of land within the Comprehensive Development Area (CDA) located in Bottom Woods. The site has already been excavated as part of previously approved application 2019/70 for the CDA.

The dwelling will be orientated to the Northwest. Fundamentally, the design consists of the ground floor containing all living spaces and one of the four bedrooms and the first floor for sleeping quarters, a family bathroom and a storage room.

The ground floor layout will be an open plan kitchen-dining and lounge area, with a patio that is accessible directly from the kitchen via a sliding door, located to the front and northwest. Immediately adjacent is an adjoining garage. To the back and southwest is one of the four bedrooms and bathroom that also contains a storage

space. The stairs from the ground to first floor is located within the lounge area and to the back.

The first-floor layout is designed so that the landing from the ground floor is located central of the floor with all bedrooms and the bathroom being accessed from this point. The master bedroom with ensuite and balcony is situated to the front and facing northwest. The other two bedrooms are located at the back and south/southeast of the dwelling. The family bathroom is central of the floor and directly accessible from the landing and to the northeast. The storage room will be accessed via the third bedroom.

The building will be constructed from concrete blockwork, rendered then painted. Material used for the roof will be IBR sheeting and of a pitch design with a dormer window located in the third bedroom and facing southeast. The building footprint will measure 174.6m² approximately.

Six photovoltaic (PV) panels are also proposed, situated on the northwest facing elevation of the roof, which will be independently powered and completely disconnected from the main grid.

No excavation is required, as this a pre-excavated site. Existing services in the form of ducting for sewage to the communal system, water and telecommunications is also available to be connected to on the east side of the site.

Diagram 2: Site Plan

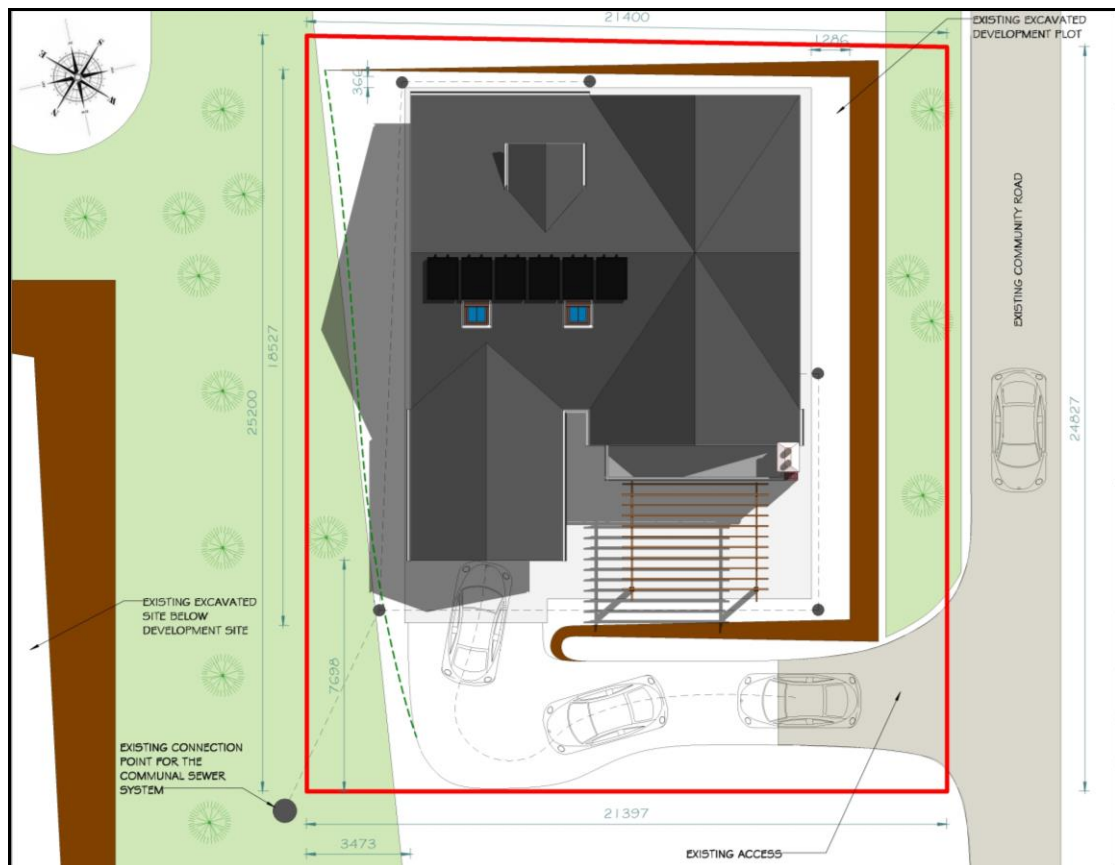


Diagram 3: Floor Plan Layouts

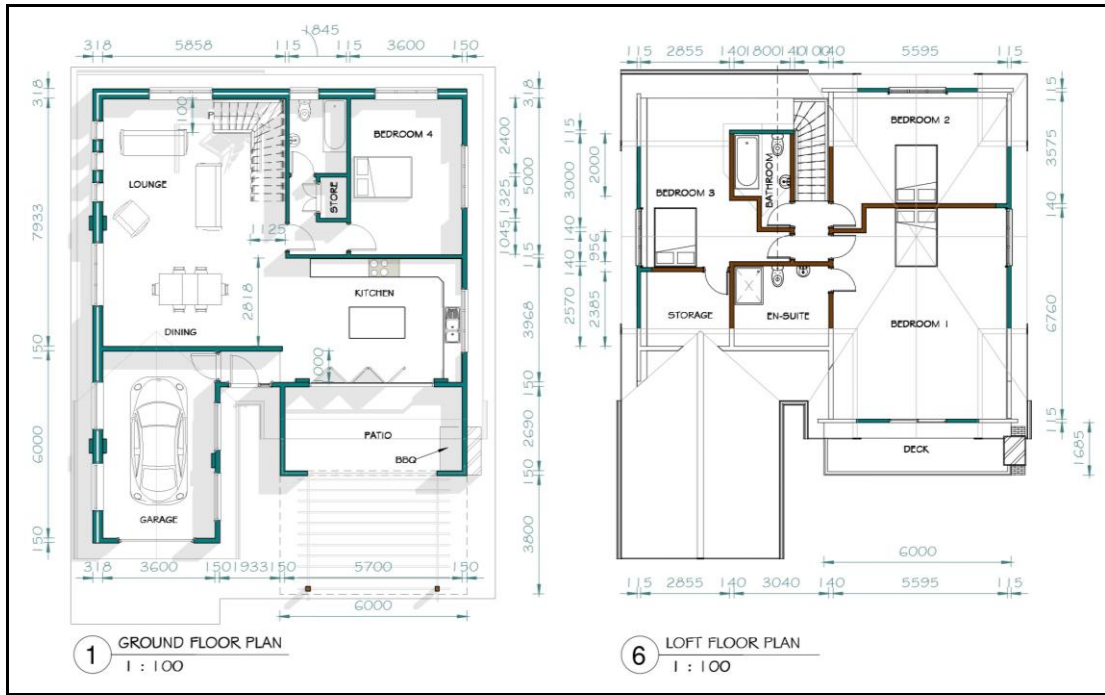


Diagram 4: Elevation Plans

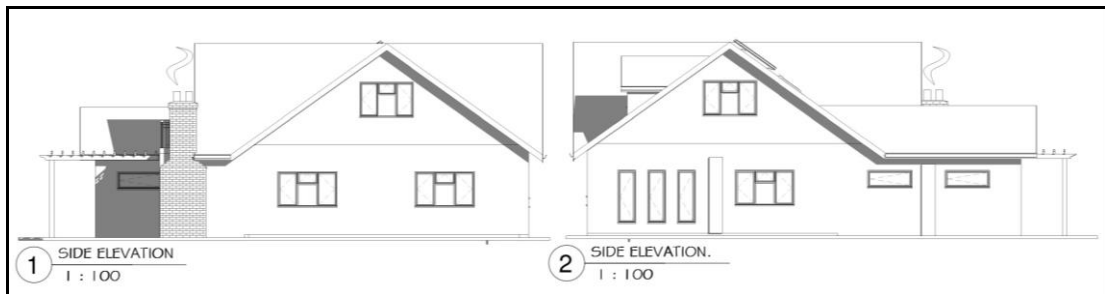
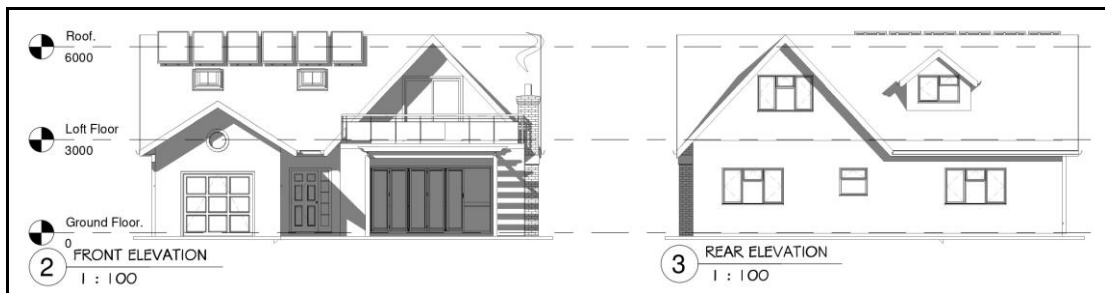
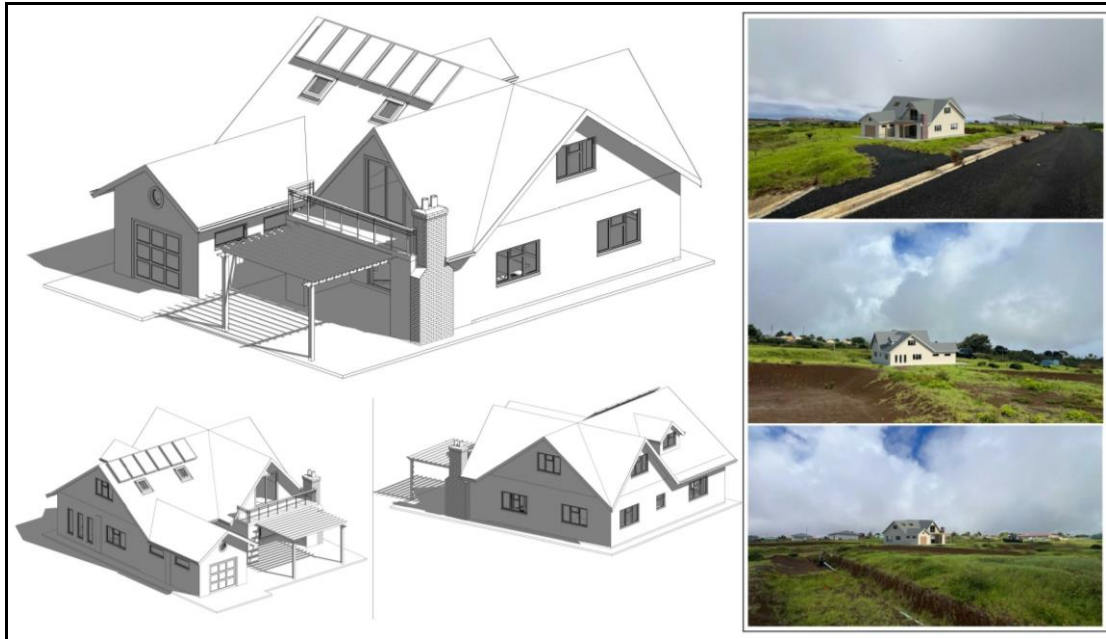


Diagram 5: 3D Views and In-situ Images



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or any members of the public. However, there were comments provided by *Property Services* and *Environmental Health*, as detailed below.

Property Services

Applicant to ensure that no encroachment is made within the neighbouring properties.

Environmental Health

May be worth stating generally that no animals such as goats, sheep, cows should be kept because of houses in close proximity or plan to be.

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)
- Housing Policies
- Energy Policy: E5
- Water: Policy W2
- Sewage, Storm and Drainage: Policies SD.1 (b, c), SD.3, SD.4 and SD.7
- Road and Transport Policies: RT.1 (c and d), RT.3 and RT.7

OFFICER'S ASSESSMENT

In assessing this development proposal, the site is part of the Bottom Woods Comprehensive Development Area (CDA) which has been prepared for residential development, including access roads and services under development permission referenced 2019/70.

The siting of the development has been determined by the already excavated site, orientated to the Northwest. It is located at the end of a series of plots that comprises the Bottom Woods CDA.

This development will be the Applicant's principal home, which is the intended purpose and provision of the CDA. The design of the house is coherent in of itself and whilst it is of an alternative design to existing and approved development in this CDA, in terms of its layout, form and appearance it is considered not to be materially damaging to the amenity of existing development. All services are provided for in terms of utilities and parking spaces. Photovoltaic panels will be independent of the main grid and therefore compliant with current PV policy enforced by Connect St. Helena.

Overall, the development is compliant with the relevant Intermediate Zone, Housing, Energy, Water, Sewage, Storm, Drainage, Road and Transport policies, and therefore is considered acceptable.