

## Planning Officer's Report – LDCA AUGUST 2026

|                          |                                                                                                                                                                                                                 |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICATION</b>       | <b>2026/04</b> – Proposed One Bedroom Dwelling                                                                                                                                                                  |
| <b>PERMISSION SOUGHT</b> | Full Permission                                                                                                                                                                                                 |
| <b>REGISTERED</b>        | 15 May 2026 (Revised Plans)                                                                                                                                                                                     |
| <b>APPLICANT</b>         | Claire George                                                                                                                                                                                                   |
| <b>PARCEL</b>            | HTH1491                                                                                                                                                                                                         |
| <b>LOCALITY</b>          | Nr <i>The Rock Club</i> , Half Tree Hollow                                                                                                                                                                      |
| <b>ZONE</b>              | Intermediate                                                                                                                                                                                                    |
| <b>CONSERVATION AREA</b> | None                                                                                                                                                                                                            |
| <b>CURRENT USE</b>       | vacant plot previously formed part of adjoining residential land                                                                                                                                                |
| <b>PUBLICITY</b>         | The application was re-advertised as follows: <ul style="list-style-type: none"><li>▪ <i>The Sentinel</i> Newspaper on 20 May 2026.</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul> |
| <b>EXPIRY</b>            | 04 June 2026                                                                                                                                                                                                    |
| <b>REPRESENTATIONS</b>   | None                                                                                                                                                                                                            |
| <b>DECISION ROUTE</b>    | <del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>                                                                                                                                                            |

### 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 Objection   |
| 6. Environmental Protection        | No Objection   |
| 7. Environmental Health            | No Response    |
| 8. Agriculture & Natural Resources | No Response    |
| 9. St Helena Police Services       | No Objection   |
| 10. Aerodrome Safeguarding         | No Response    |
| 11. Economic Development           | No Objection   |
| 12. National Trust                 | No Response    |
| 13. Sure SA Ltd                    | No Objection   |
| 14. Heritage Society               | No Response    |
| 15. Maritime                       | Not Applicable |

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

This plot is located near *The Rock Club* in Lower Half Tree Hollow, where it is a mixed-use area of residential and business development, designated within the Intermediate Zone and has no conservation area restrictions.

**Diagram 1: Location Plan**



### PROPOSED DEVELOPMENT

The developer proposes to construct a one-bedroom dwelling orientated towards the Northwest in the Lower Half Tree Hollow area.

The proposed dwelling will be a compact design with a footprint of 37m<sup>2</sup>. The entire built structure will be situated on plinths/ stilts. The roof will be of a gable pitch design.

The floor layout will be a studio-style design consisting of: one double-sized bedroom, a bathroom and storage space located to the back and south, and an open plan kitchen-dining-lounge area located to the west side, that leads on to a patio/ decking via sliding doors. The patio/ decking will be 12.7m<sup>2</sup>, giving a combined indoor and outdoor living area of 49.7m<sup>2</sup>, albeit that the main entrance will be accessed via the door located to the west such that some of the decking provides an

access walkway and would not be available for general day-to-day use as will need to be kept clear.

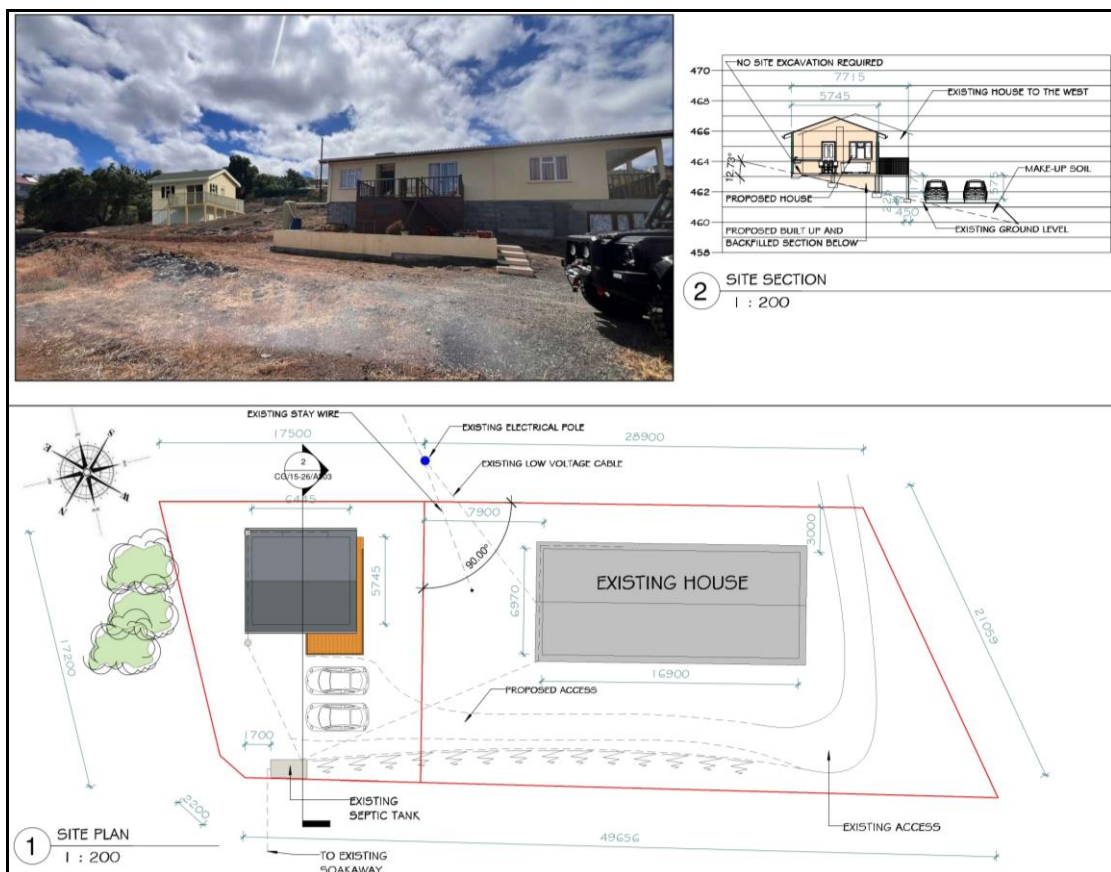
Sewage will be dealt with by connecting into existing septic tank which would continue to provide sewerage facilities to the adjoining parcel. Rainwater and surface water will be captured in water tanks and used for irrigation purposes.

No excavation is required for this proposed development, however, there is a section that is proposed to be built up and backfilled, below the dwelling.

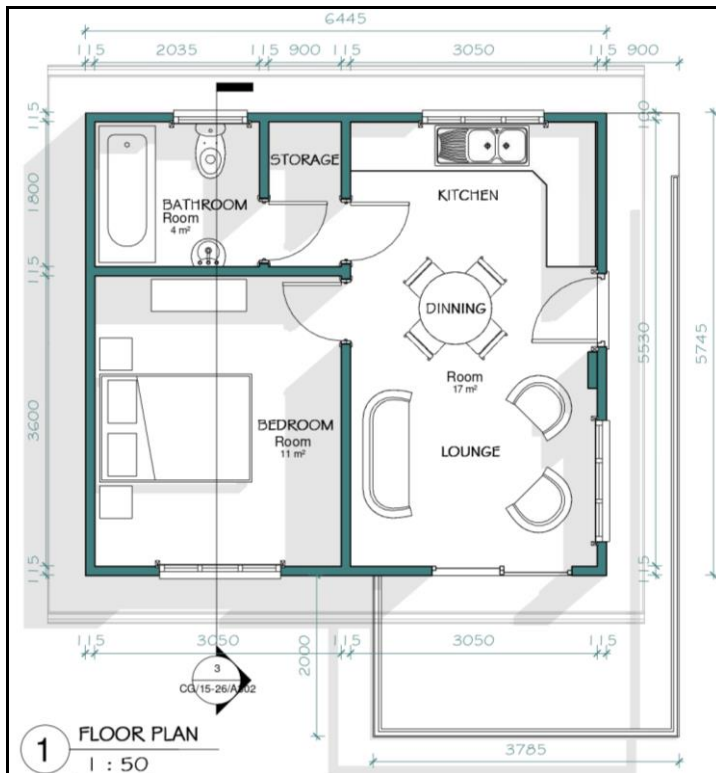
A proposed section is to be made up for a parking area in front of dwelling with access provided to the main road through the adjoining parcel.

The proposed building materials are concrete blockwork and IBR sheeting for the roof.

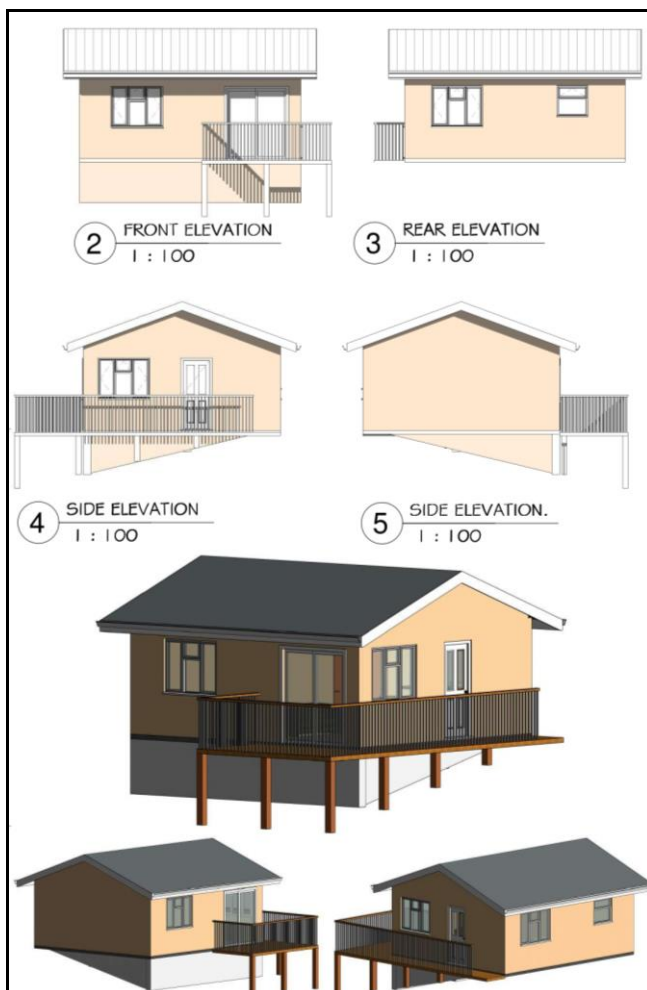
**Diagram 2: Site Plan & Section (including illustration of proposed dwelling)**



**Diagram 3: Floor Plan**



**Diagram 4: Elevation Plans & 3D Visuals**



## STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no objections or representations 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, c, f, g and h)
- Housing: Policies: H1 a), b), H2
- Water: Policy W2
- Sewage, Storm and Drainage: Policies SD1 (b, c), SD3, SD4 and SD7
- Road and Transport Policies: RT1 (c and d), RT3 and RT7

## OFFICER'S ASSESSMENT

In assessing this development proposal for a compact, one-bedroom dwelling, with a floor area of 37m<sup>2</sup> (*excluding external patio/ decking area*); it differs from that of residential buildings in the immediate area, where the average dwelling footprint is approximately two-three times larger. The structure will also be elevated off the ground resting on plinths, which is not a typical architectural feature in this built environment, although, there is one other house design in this locale that has been approved within the past two years that is positioned on plinths, that is also of a smaller than average sized dwelling (*albeit double the footprint of this proposal*).

When considering the scale of this compact design, the Developer states that the dwelling is intended to be a permanent residence for a single person.

Policy H.5 states that *"In granting development permission for residential development... size of plots, ... floor areas ... and standards of development, the details of the development shall follow the SHG Housing Strategy"*

With reference to the *SHG Housing Strategy Manual*, there is no direct specification for total floor area for a one-bedroom house. Therefore, as a proxy, reference is made to the UK *"Technical Housing Standards – Nationally Described Space Standard"* [2015], it states that; a 1-bedroom one-person (1b1p) dwelling should be at least 39m<sup>2</sup> with a one-meter built-in storage space. To use the UK minimum standard as guidance would mean that the proposed dwelling for one person could be considered to have a shortfall in floor area by 2m<sup>2</sup> and the storage area falls short by 0.2m<sup>2</sup>.

While there is no local specification for a one-bedroom, one-person (1b1p) dwelling the SHG Housing Strategy does indicate standard minimum room sizes based on 2 or 3 bedroom houses. While the application plans show a double bed for which the standards require a minimum of 12 sq.m, the applicants have indicated that the proposal would be for a single person only; as a result, the standard for a single bedroom is 7 sq.m which the proposed bedroom at 11 sq.m would exceed. The SHG Standard indicates that bathrooms should be a minimum of 4 sq.m which is also met. The Standard indicates separate sizes for living, dining and kitchen spaces with the

minimum being 31 sq.m if provided separately. The combined K/D/L proposed would be 17 sq.m would fall well short of this.

There would be a slight shortfall if using the UK specification for guidance and a shortfall for separate Kitchen, dining and living rooms using the minimum standards in the SHG Housing Strategy. While the proposal would be on a separate plot (and could be sold on), the applicants indicate that it would be for one of the current occupiers of the “host” property. It is considered that, providing occupation is restricted to a single person (secured though a planning condition), that the shortfalls identified would be acceptable, particularly when considering other positive aspects of the proposal as outlined below.

In terms of the design of the proposed development and the materials used, it is coherent in of itself and with that of surrounding developments, albeit of a smaller scale and positioned on plinths, the design of the dwelling itself reflects the typical bungalow-style dwellings with a pitched roof, that exist in the area. Also, the existing approved development referred to above that possess similar alternative features as detailed and is also located in close proximity of this proposed development, gives further support to this proposal with similar deviations.

2 parking spaces would be provided in accordance with Policy RT.7. The access across the neighbouring site would need to be kept clear at all times.

Considering the points outlined above and to conclude; the overall design, albeit of a smaller scale, complies with Intermediate Zone policies as detailed above, in that it is coherent in terms of siting, layout, external materials and design in relation to surrounding development and is not materially damaging to the amenity of existing development. It also complies with the Water, Sewage, Storm and Drainage and Road policies.