Planning Officer's Report – LDCA SEPTEMBER 2026

APPLICATION	**2026/87** – Construction of a One Bedroom Flat
PERMISSION SOUGHT	Full Permission
REGISTERED	3 July 2026
APPLICANT	Scott Stander
PARCEL	AF0442
LOCALITY	Bunkers Hill, Alarm Forest
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Residential - existing house and adjacent concrete slab
PUBLICITY	The application was advertised as follows: ▪ *The Independent* Newspaper on 9 July 2026. ▪ A site notice displayed in accordance with Regulations.
EXPIRY	23 July 2026
REPRESENTATIONS	None
DECISION ROUTE	~~Delegated~~ / **LDCA** / ~~EXCO~~

A. CONSULTATION FEEDBACK

1.	Sewage & Water	No Objection
2.	Energy	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 Response
10.	Aerodrome Safe Guarding	No Response
11.	Economic Development	No Response
12.	National Trust	No Response
13.	Sure SA Ltd	No Objection
14.	Heritage Society	No Objection
15.	Maritime	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This development site is located in the lower Alarm Forest district. The site is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Map 1



Diagram 2: Location Map 2 (Development encircled in red)

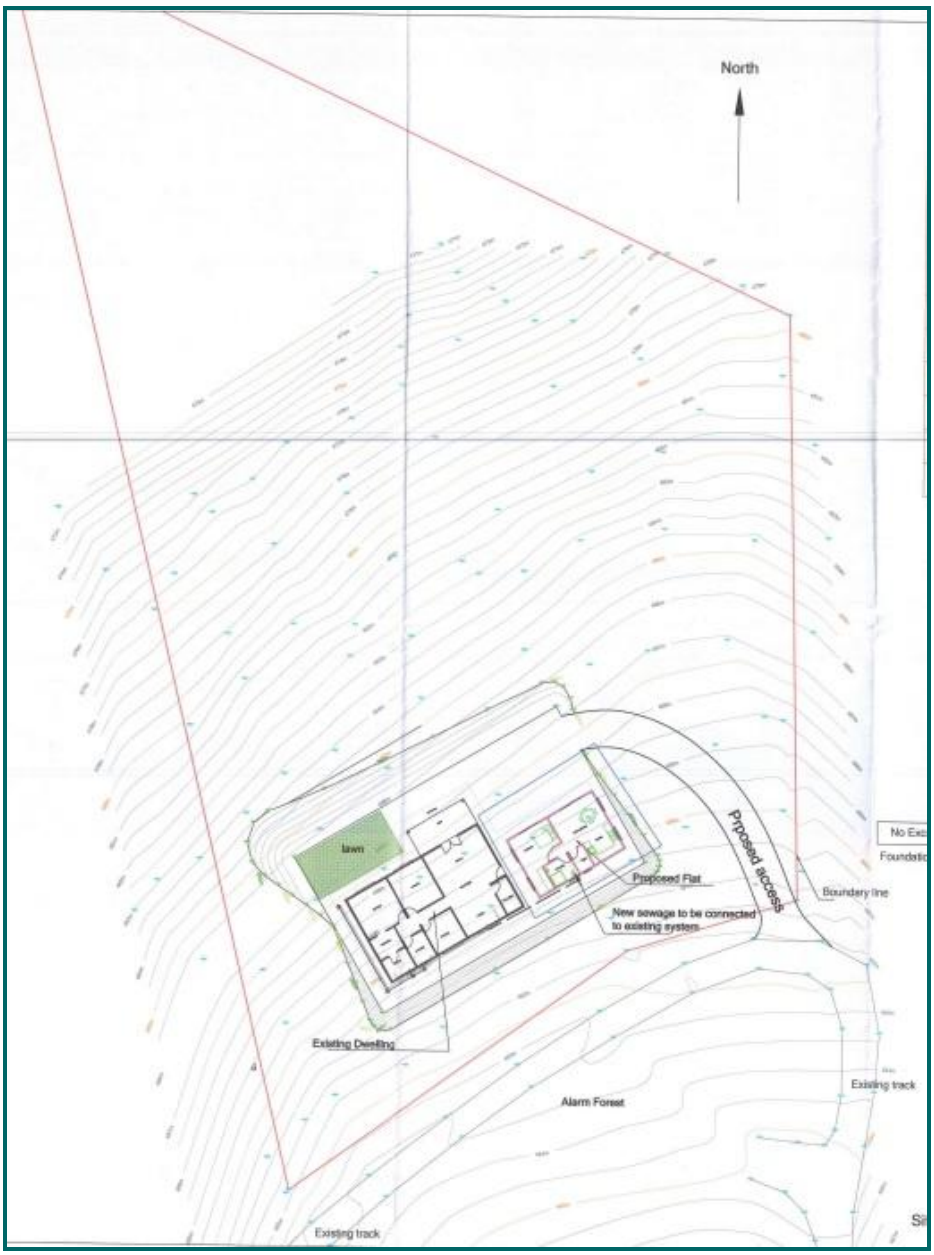


Site Description

The application site is located within the Alarm Forest district and falls within the Intermediate Zone as identified within the LDCP.

The development site has previously been excavated and provides an existing level platform, including an existing concrete floor slab with concrete foundations on which the applicant intends to site the proposed structure. The existing site has an established vehicular access, meaning that no new access onto the public road is proposed as part of this application. The surrounding area is characterised by existing residential development and associated residential outbuildings and infrastructure.

Diagram 3: Site Plan



PROPOSED DEVELOPMENT

The proposal is for the construction of a one-bedroom flat of 53 sq.m. The proposed flat is to be located immediately east and adjacent to the applicant's existing dwelling.

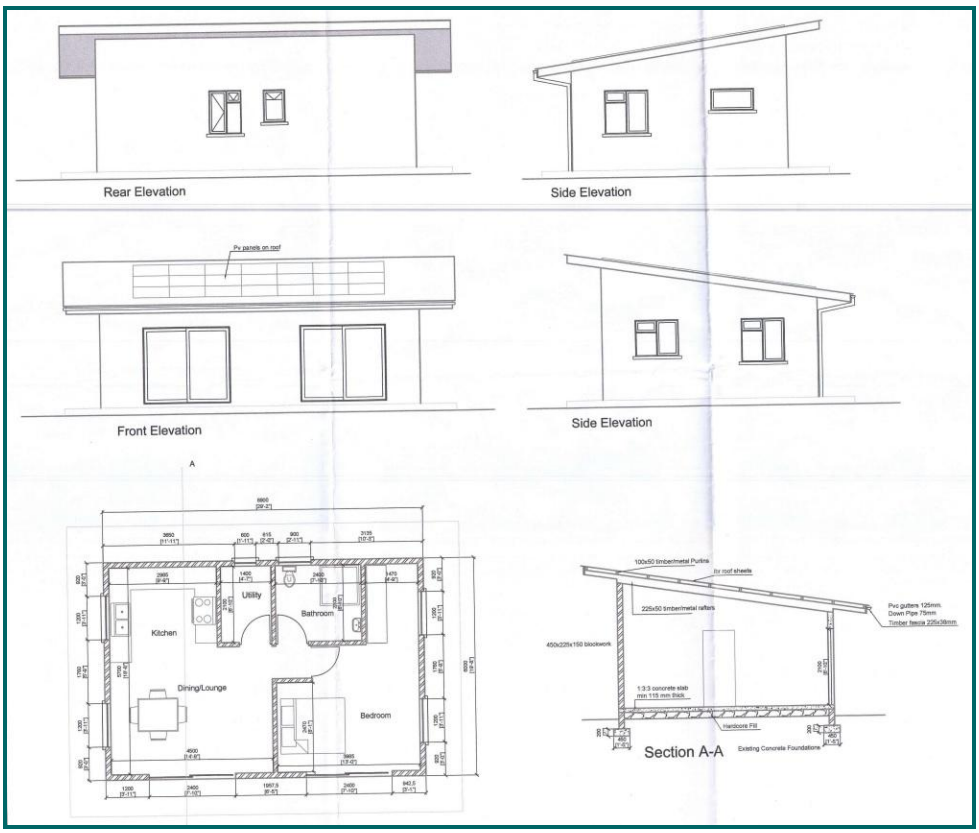
The proposal involves the construction of a modest single-storey residential unit comprising one bedroom and associated living accommodation. The development will utilise the existing site access and connect all new drainage from the flat into the existing drainage system.

The principal elements of the proposal are:

- Construction of a single-storey building with a mono-pitched roof;
- Utilisation of the existing excavated and level development platform;
- Reuse of the existing concrete floor slab and foundations;
- Traditional concrete block construction;
- Installation of an Inverted Box Rib (IBR) metal roof;
- Utilisation of the existing vehicular access to the property; and
- Connection of all new drainage from the proposed flat into the existing drainage system.
- Photovoltaic panels are proposed to the roof.

No significant new ground excavation is proposed.

Diagram 4: Layout Plan, elevations and section



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)
- Water: Policy W.2, W.3
- Sewage, Storm and Drainage: Policies SD1 (b, c), SD3, SD4 and SD7
- Road and Transport: Policies RT1 and RT.7
- Housing Strategy Manual 13 January 2015

OFFICER'S ASSESSMENT

Principle of Development

The proposal has been considered against Policy 9 – The Intermediate Zone of the LDCP 2012.

The proposed development is considered acceptable in principle as additional residential development on an existing residential site within the Intermediate Zone.

Design and Appearance

The proposed development is a relatively modest single-storey one-bedroom flat of 53 sq.m located directly adjacent to the applicant's existing dwelling.

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 two-person (1b2p) dwelling should be at least 50m² with a 1.5m storage space. To use the UK minimum standard as guidance would mean that the proposed dwelling would meet this minimum.

While there is no local specification for a one-bedroom, one-person (1b2p) dwelling, the SHG Housing Strategy does indicate standard minimum room sizes based on 2 or 3 bedroom houses. The application plans show a double bed for which the standards require a minimum of 12 sq.m. 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. It is considered that the proposed dwelling would at least meet the minimum standards.

The proposed use of traditional concrete block construction with an IBR metal roof is consistent with common residential construction methods on St Helena and is considered appropriate to the character of the surrounding residential area.

Overall, the scale, form and construction of the proposed flat are considered compatible with the existing dwelling and surrounding residential development.

The scale and form of the proposed one-bedroom flat are considered appropriate to the existing residential character of the area. The proposal is therefore considered to promote the appropriate use of the land without creating an unacceptable impact upon the character or amenity of the surrounding area.

Access and Parking

The existing property already benefits from an existing vehicular access and parking areas, which will also serve the proposed flat.

The proposed one-bedroom flat for 2 people represents a new and separate residential use, even if there would be a shared access and garden area. New properties are expected, in line with Policy RT.7, to provide 2 parking spaces.

The one bed flat is modest increase in residential accommodation on the application site.

While the flat would provide two bedspaces, most likely for adults, it is considered that this new dwelling is unlikely to generate a significant increase in vehicle movements to the shared parcel. The existing access and parking arrangements are therefore considered adequate to serve the proposed development.

Drainage and Infrastructure

All new drainage associated with the proposed flat will be connected to the existing drainage system serving the property, therefore not requiring the creation of a separate drainage discharge arrangement.

Subject to the existing system having adequate capacity to accommodate the additional flows, there are no identified planning concerns arising from the proposed drainage arrangements.

Impact on Surrounding Area

The proposed flat is located within an established residential setting and is immediately adjacent to the applicant's existing house. The development is relatively small in scale and single-storey in form. It is therefore not considered likely to result in an overbearing or visually dominant feature within the surrounding area.

There would be no new excavations.

The proposal be for residential development which will remain within the established residential character of the area. The proposal would make more efficient use of the existing residential parcel.

C. RECOMMENDATION: That Development Permission be **GRANTED** subject to the following Conditions:

1) This permission will lapse and cease to have effect on the day, 5 years from the date of this Decision Notice, unless the development has commenced by that date.
Reason: required by Section 31(2) of the Land Planning and Development Control Ordinance 2013.

2) The development shall be implemented in accordance with the details specified on the Application Form and Plans listed in the table below, as stamped and approved by the Planning Officer, on behalf of the Land Development Control Authority (LDCA), unless the prior written approval of the Chief Planning Officer (on behalf of the LDCA) is obtained for a minor amendment to the approved details under Section 29 "Minor Variations" of the Land Development Control Ordinance, 2013.

Drawing No.	Rev	Title	Date on Plan/Date Received
ST 24/2026	-	Building Plan	
ST 25/2026	-	Site Plan	

Reason: Standard condition to define the terms of the development and to ensure that the development is implemented in accordance with the approved details.

3) **Construction Practices:** During construction of the development, no obstruction shall be caused on any public road and prior to occupation of the development the developer shall reinstate damage to any public road and other public or private infrastructure arising from implementation of the development permission.
Reason: To ensure safe vehicular access and reinstate damage to public infrastructure arising directly from the approved development in accordance with LDCP IZ1 (g).

4) Dust monitoring on site shall be undertaken on a daily basis. In the event that dust is at any time generated that is likely to travel outside of the site and towards neighbouring properties the following mitigation measures shall be taken:
    - The erection of dust screens

- The damping down of materials that have the tendency to be carried by the wind
- Reducing the speed of site operated machinery
- In the event of adverse dry and windy weather conditions, site operations should be temporarily restricted or suspended

Reason: To assist the control and limitation of environmental particulate pollution.

5) All existing regraded land (including fill-faces and cut-faces) to be appropriately vegetated and landscaped, within a year following construction.
Reason: to ensure that the development blends into the natural landscape and that soil be effectively re-used in garden areas in accordance with LDCP IZ1 (h).

6) **Roof Water Practices:** No Roof Water or other Surface Water shall be connected to or directed to any foul drain. Roof water shall be piped to storage tanks of minimum capacity 450 litres with overflow piped to landscaped areas.
Reason: to conserve rainwater and to avoid overloading the Septic Tank, in accordance with LDCP SD1.

7) **Storm water Practices:** Storm water should be managed on site and not allowed onto the public roadway or neighbouring properties.
Reason: To protect public and private amenity and accord with LDCP SD1.

8) All **external lights** attached to the building shall be designed and sited such that they do not emit light at or above the horizontal and the light source (lamp, bulb or LED) shall not be visible beyond the site boundaries.
Reason: to avoid light pollution and to protect the dark skies status of the island in accordance with LDCP policy E8.

9) The **colour of the roof** shall match the roof on the existing cafe.
Reason: to blend the building into the landscape, in accordance with the Adopted Policy on Colour of Roofing Materials.

INFORMATIVES

This Development Permission does not confer approval under the Building Control Ordinance. Please consult with the Building Inspector(s) to find out whether building regulations approval is required, prior to the development commencing.

The applicant is reminded that they remain responsible for ensuring that the development shall be such as to protect existing infrastructure:

I. No excavations shall take place within 3m of any Low Voltage (LV) Pole or Pole Stay anchor and 5m within any High Voltage (HV) Pole;
II. No building construction to take place below any LV or HV Lines;
III. No excavation or building construction to take place within 3m of the nearest overhead LV Line and 5m of the nearest overhead HV Line;
IV. Excavation or construction does not pose any restriction for access to HV/LV lines and poles