Planning Officer's Report – NOVEMBER 2026

APPLICATION	**2026/79 –** Proposed Renovations & Alterations to Existing Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	02 June 2026
APPLICANT	Gavin Thomas
PARCEL	HTH0201
LOCALITY	Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing Dwelling
PUBLICITY	The application was advertised as follows: ▪ *The Independent* Newspaper on 05 June 2026 ▪ A site notice displayed in accordance with Regulations.
EXPIRY	19 June 2026
REPRESENTATIONS	None
DECISION ROUTE	~~Delegated~~ / **LDCA** / ~~EXCO~~

A. CONSULTATION FEEDBACK

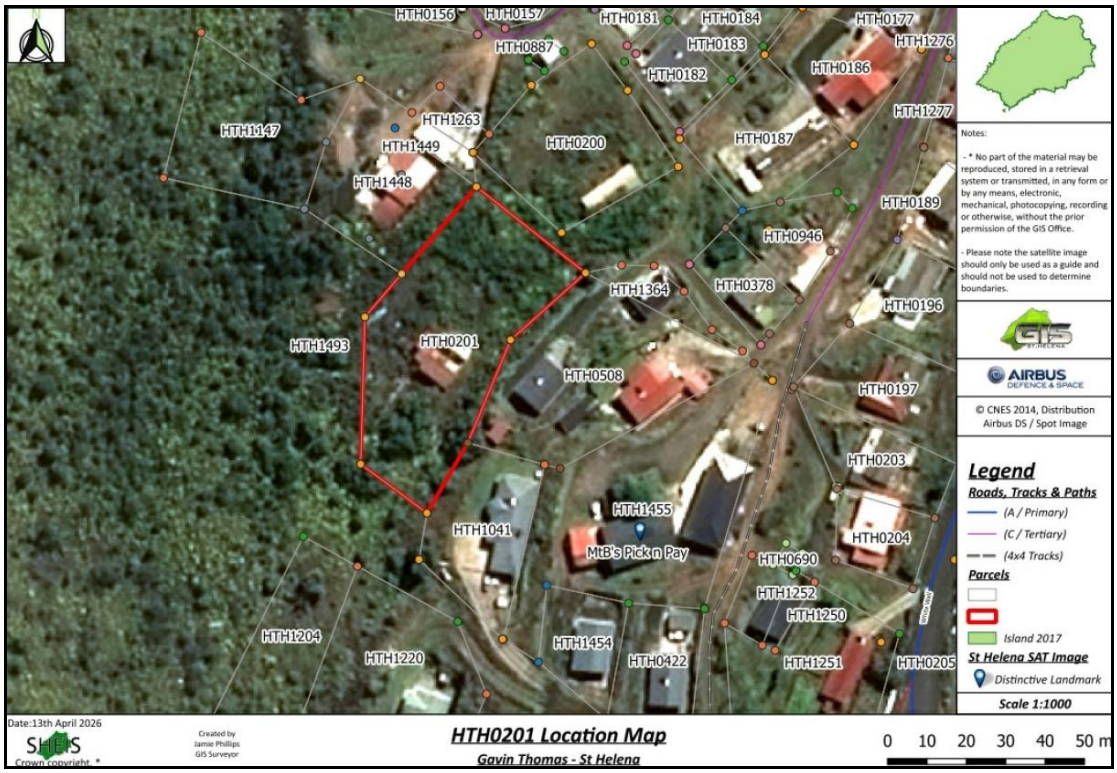
1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
5. Property Service	No Response
6. Environmental Protection	No Objection
7. Environmental Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response
10. Aerodrome Safeguarding	No Response
11. Economic Development	No Response
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 plot is located near Clinic Drive in Half Tree Hollow where the site is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The Developer proposes to renovate and make various alterations to their existing property that is in a semi-ruin state, including a new roof, a newly constructed garage and timber decking area.

The existing building is orientated to the northeast and is constructed on two levels with a 0.7m difference in height approximately. Part of the existing roof at the front of the house is missing.

The original footprint of the existing house will not change. The new open decking area will be 21.5m².

The newly proposed upper level of the dwelling will consist of; two bedrooms, a bathroom, a utility room and a lounge. The lower level will consist of an open-plan kitchen-dining area and a pantry central of the space. Four steps will lead up to the lounge from the dining area, linking the two levels. Two bi-fold doors will lead out from the kitchen/ dining area on to the open deck.

Internal alterations on the upper level include the blocking off a doorway to create two bedrooms and a partition wall to create the utility room that is separate from the bathroom. New windows are proposed as well as new internal doors.

On the lower level, an external alteration includes demolishing the smaller, asymmetrical, ancillary rooms to the west and building a new wall that is in alignment with the west wall on the upper level and enclose the lower section as a symmetrical space for the kitchen and dining areas.

The new roof height and design will change quite significantly. The roof ridge height of the upper level of the house will increase from the existing 2.7m to 4.2m. The roof height of the smaller section of the house that will be on the lower level to the northwest, will increase from 3.0m to 4.2m. Therefore, the section of roof for the upper and lower levels will be staggered between the levels. The new roof will be of a pitch design with a deeper angle to the apex than currently. The material will change from corrugated iron to IBR roof sheets and in dark slate grey.

The newly constructed garage will be a stand-alone building adjacent to the main dwelling and will have a footprint of 21.6m². It will be a simple build orientated in sync with the existing house. A roller door will be to the front and northeast and two high-level windows in the wall to the northwest. The roof will be of a pitch design to match that of the main dwelling.

Sewage will be dealt with via the existing septic tank and soakaway system. Rainwater run-off will be stored in catchment tanks.

No excavation is required for this development proposal.

Diagram 2: Site Plan & Sections

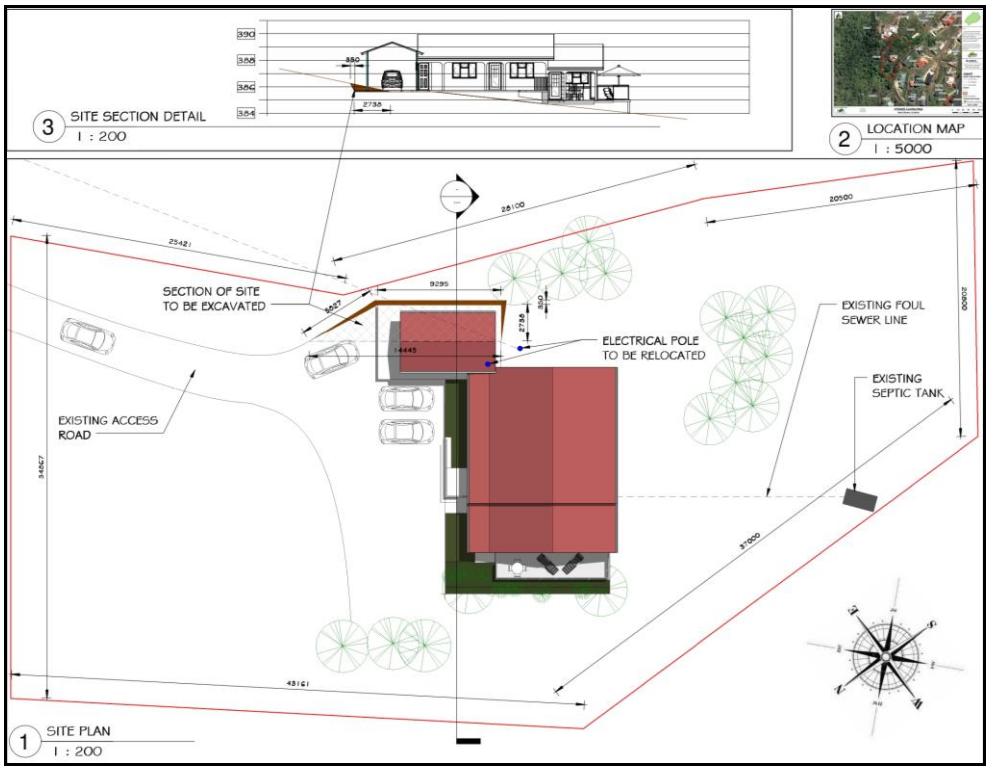


Diagram 3: Plan, Elevations & 3D (Existing)

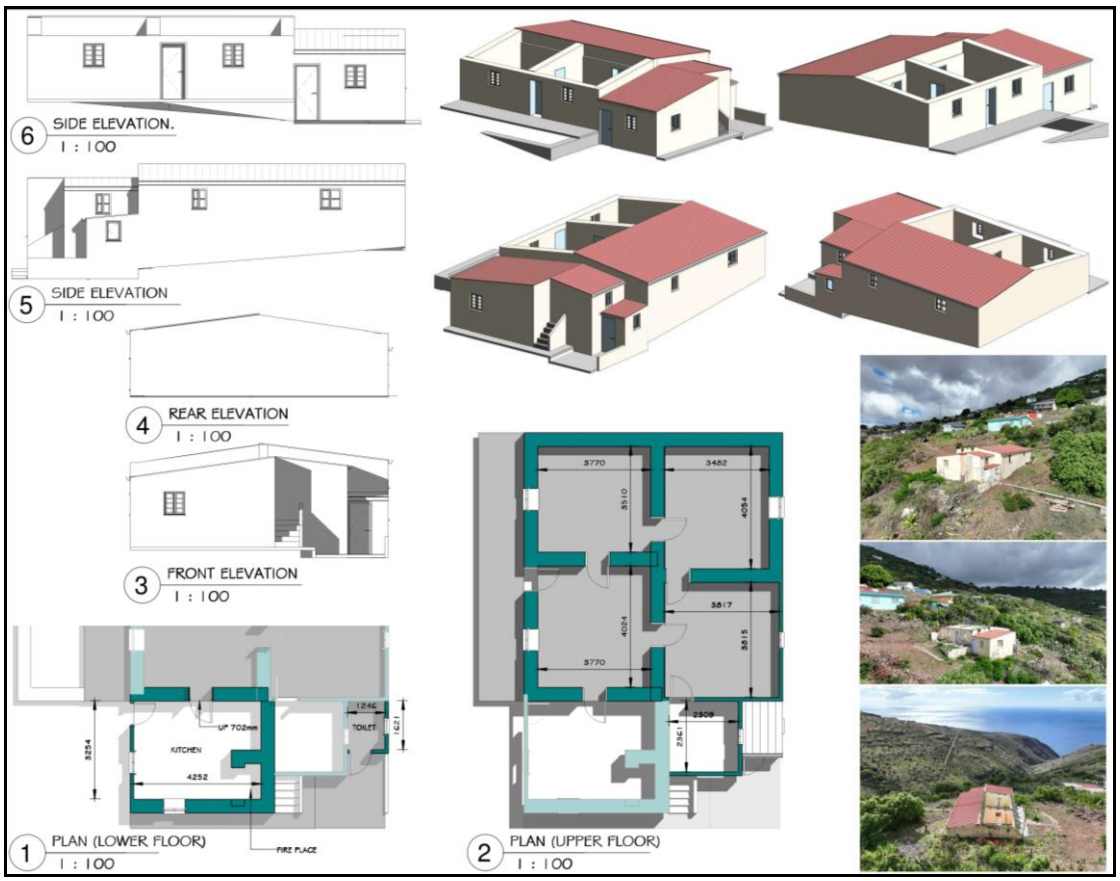


Diagram 4: Plan, Elevations & 3D (Proposed)

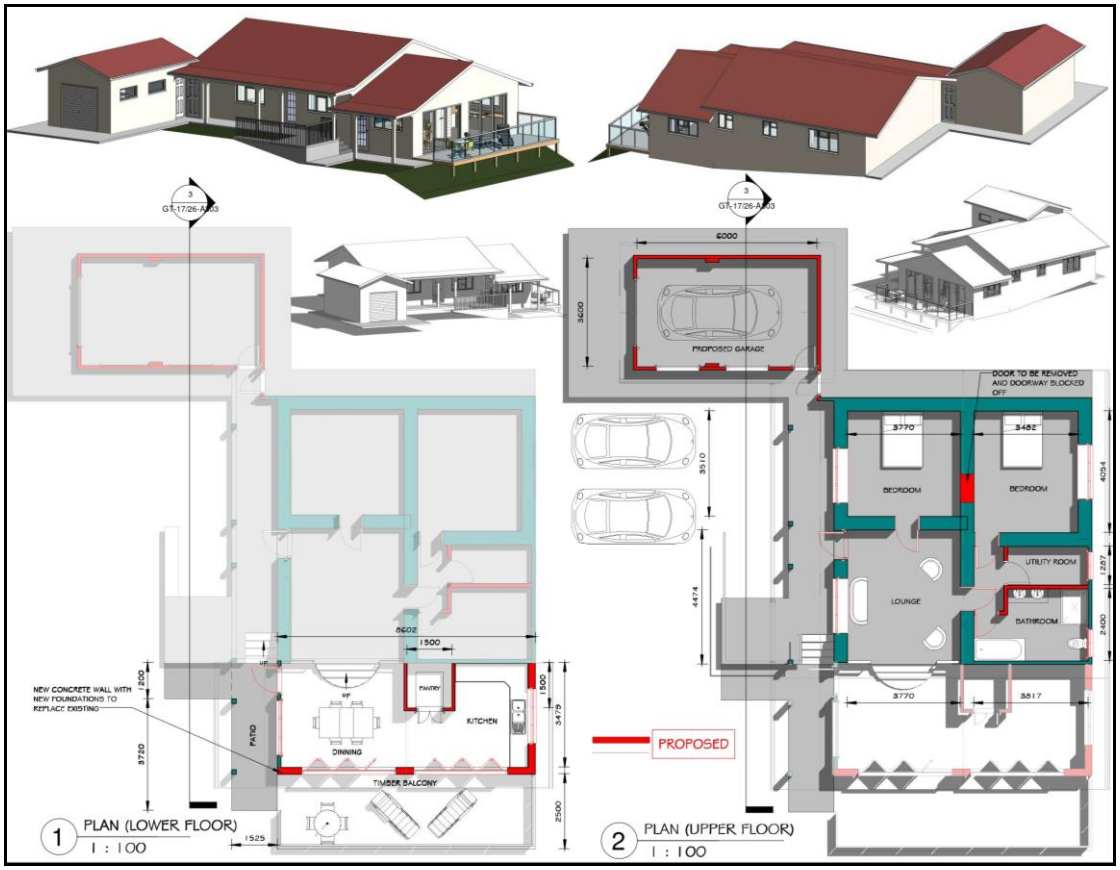


Diagram 5: Elevations & 3D



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)
- Housing Policies: H1, H2, H4, H5 and H9
- Water: Policy W2, W3
- 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 to renovate and alter an existing, semi-ruin property that includes; a new roof, a newly constructed garage and timber decking, the key consideration will be the visual and material impact on the immediate built environment in line with the policies as outlined above.

The property is located in Half Tree Hollow which falls within the Intermediate Zone and is a fully developed residential area. The purpose of the proposal is to renovate the property to become the Applicant's principal home.

The footprint of the main building does not change however; the open deck is an additional 21.5m² of external living space, and the stand-alone garage is an additional 21.6m².

The internal and external renovations and alterations including the roof are considered a significant enhancement to the existing property and with minimal changes to the original built structure, in accordance with Intermediate Zone policies IZ a) and b).

The property has existing sewage and soakaway system and does not require any excavation for the development.

There were no objections or representations received from stakeholders or any members of the public. There is no impact on residential amenities.

Overall, it is considered that the development proposal is positive in that, not only will it provide a home for the Applicant, but also restore an existing building that was going to ruin.

To conclude, it is considered that the development is in compliance with the relevant Intermediate Zone, Housing, Water, Sewage, Storm and Drainage and Road and Transport policies, and therefore is acceptable.