Planning Officer's Report – LDCA NOVEMBER 2026

APPLICATION	**2026/84** – Construction of a Two Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	23 June 2026
APPLICANT	Kurt Bowers
PARCEL	BG0317
LOCALITY	Head O'Wain, Blue Hill
ZONE	Coastal CDA
CONSERVATION AREA	None
CURRENT USE	Vacant Land
PUBLICITY	The application was advertised as follows: ▪ *The Independent* Newspaper on 26 June 2026. ▪ A site notice displayed in accordance with Regulations.
EXPIRY	9 July 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 Response
5.	Property Division	No Objection
6.	Environmental Management	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 Objection
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 at Head O'Wain within the Blue Hill District. The site is part of a CDA designated within the Coastal Zone and has no conservation area restrictions.

Diagram 1: Location Map (Development area encircled in red)



Diagram 2: Site Plan



POLICY VALIDATION

While the site is within the Coastal Zone, the LDCP Strategy indicates that CDAs are located in the Intermediate Zone. Previous consideration has been given to this in determining Development Applications (mainly for residential properties) and is based on the LDCP Strategy:

LDCP Strategy at 2.7 states:

The targeted areas include Comprehensive Development Areas (CDAs), being areas within the Intermediate Zone where there is the opportunity for significant development …, which will achieve optimum use of the land if planned and developed comprehensively and will be able to go ahead without time restriction if the developer is able to put in all services.

SITE DESCRIPTION

The site forms part of an area of residential development but is not developed. There is a significant land slope of 12m in 31m from west to east across the application site.

Diagram 3: Proposed Site Layout Plan

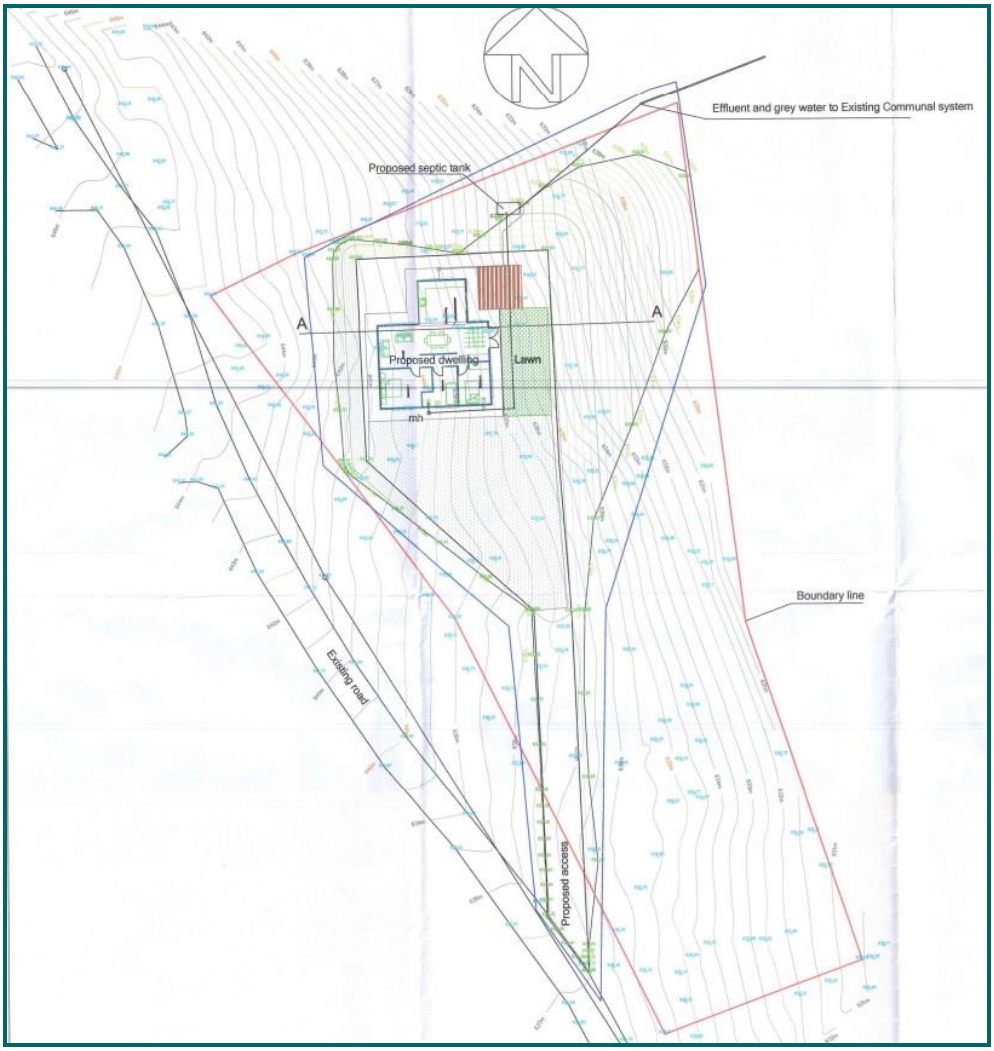
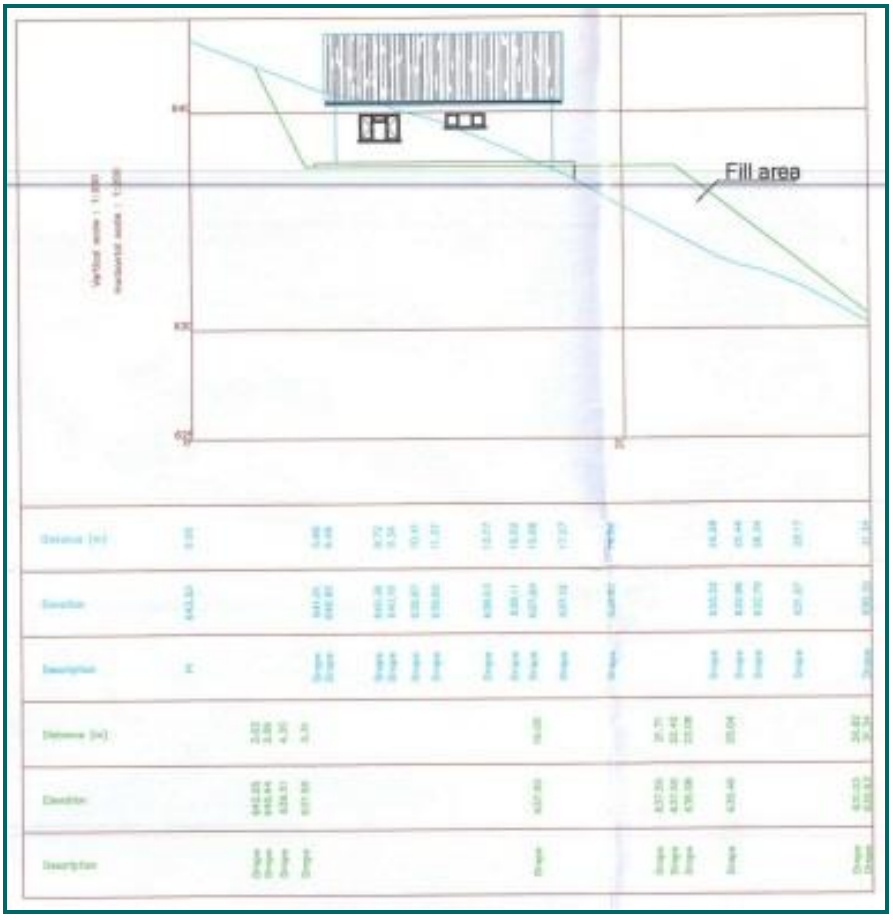


Diagram 4: Site Section



PROPOSED DEVELOPMENT

The proposal comprises a new residential dwelling constructed using traditional concrete blockwork with an Inverted Box Rib (IBR) metal roof. The development also includes site excavation to establish the building platform and the formation of a new excavated access from the existing residential road.

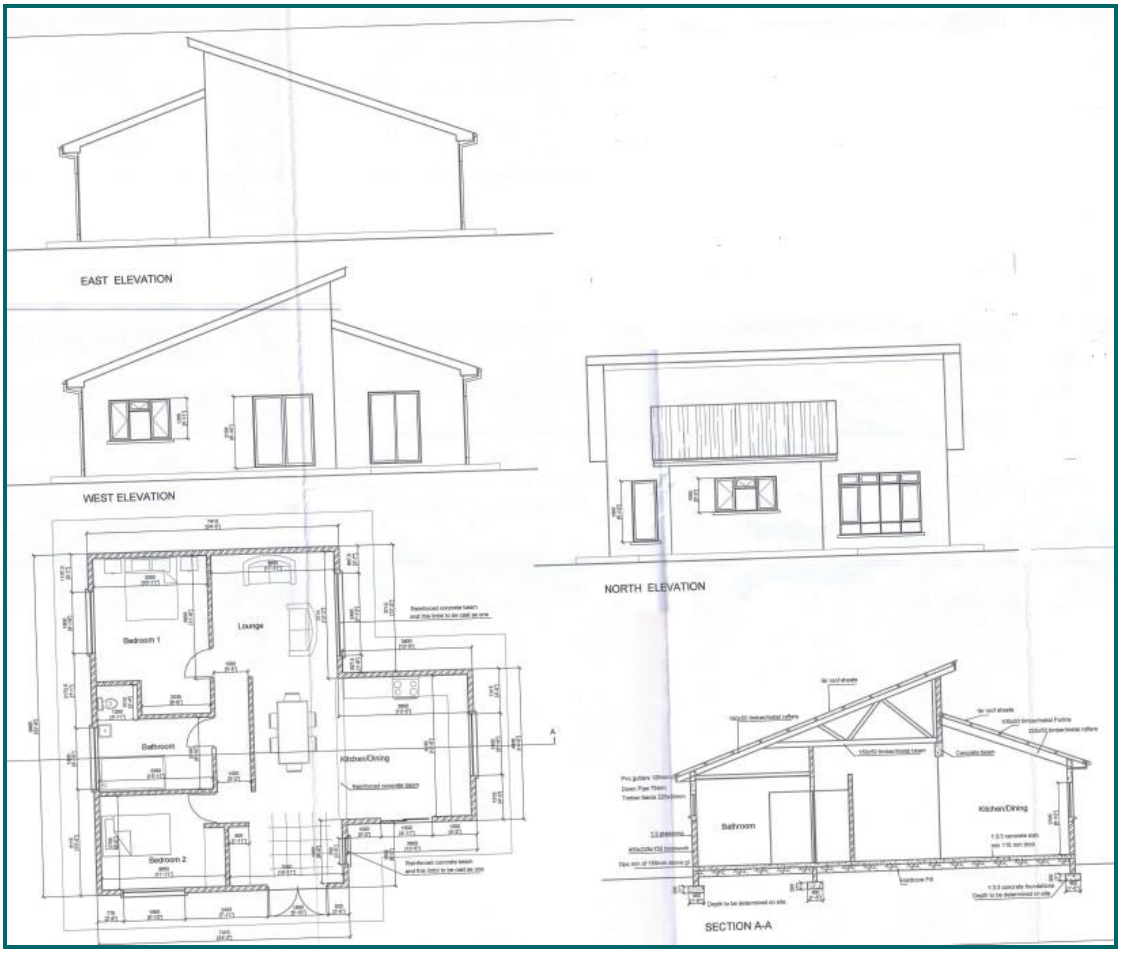
The single-storey dwelling comprises two bedrooms, bathroom, lounge and kitchen/dining accommodation. The proposed building has two mono-pitch roofs with one to the main part of the dwelling and one to the projecting kitchen.

Excavation and infill is required with an embankment of approximately 3.5m - 4m in height at its highest point above the proposed dwelling and a drop of approximately 6 m beyond the proposed flat filled section.

The proposal would have a new vehicle access from the existing residential road leading from the main road adjacent to the building formerly known as the Head O'Wain Clinic. This access will also require excavation and formation works to establish an appropriate connection between the road and the development platform.

A septic tank is proposed within the development site. The submitted proposal indicates that grey water and effluent will ultimately terminate into the existing communal drainage/sewerage system.

Diagram 5: Layout and Elevations



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 - 2022) that are applicable in the assessment of the proposed development are set out below:

Particular consideration however, is required as to whether the proposed dwelling is appropriately designed and proportioned in relation to the surrounding built environment and whether the development respects the established character and appearance of the area.

- Intermediate Zone: Policies IZ1 (a, b, f, g and h)

- Housing Policies: H1 a), b), H2, H.4 & H.5
- Water: Policy W2 & W4
- Energy: E6
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7
- Road and Transport Policies: RT1 (c and d), RT3 and RT7

OFFICER'S ASSESSMENT

Principle of Development

The proposal is for the change of use of the land and the provision of a dwelling. Policy H.4 which states that "*development permission will be granted in the designated Comprehensive Development Areas …. in compliance with Table H.4".* Table H.4 indicates that in the Head O'Wain to Burnt Rock CDA 60 dwellings are expected to be provided.

The proposal is therefore acceptable in principle.

Design and Appearance

The proposed one-storey dwelling is a relatively modest two-bedroom residential property. This is of a more modern design with two mono-pitch roofs – one to the main part of the building and one to the kitchen projection with a full-height wall rising between the kitchen and dining area and the remainder of the dwelling.

The resulting arrangement gives the kitchen element a visually separate appearance from the principal dwelling rather than creating a more coherent architectural composition. While contemporary variations in building form can be acceptable within the Intermediate Zone, development should in line with Policy H.9 a) be appropriate in terms of the siting, scale, layout, proportion, details and external materials and not be materially damaging (H.9 b) to the amenity of existing development. In this case, the proposed combination of differing building forms, roof levels and proportions would result in a more unusual form of residential development albeit similar development has been allowed recently in other CDA area. Notwithstanding, the scale – single storey – the external materials, layout etc. are in character with existing residential development and it is not considered overall that there would be any significant material damage to the amenity of existing residential environment as to conclude that it is so out of keeping or out of character as to refuse development consent.

Site Excavation and Landform

The proposed excavation/infill is a significant planning consideration, particularly in relation to the visual appearance of the development and the effect of the altered landform on the surrounding area.

The amount of excavation/fill reflects the current topography of the area which lies in the Comprehensive Development Area.

The development requires the existing ground to be excavated to establish the building platform, resulting in an embankment of approximately 3.5 to 4 metres in height at its highest point and infill which would result in an embankment of around 6m in height, albeit relatively gentle a slope.

Policy IZ1 f) states that "*Development permission will be granted for residential…development subject to the following criteria… f) the design and layout do not generally entail excavation or making up of levels to a depth or height in excess of 3m"*

The resulting separated embankments produced would be visible. Closer views from the residential road above the property will be top-down such that the excavation above the roof of the proposed dwelling will not be readily seen.

Otherwise, the nearest public viewpoint will then be the main road to the south/east across the valley in views from another residential road where the excavation is visible from lower or adjoining areas. Given that the proposed dwelling will be below the road level from this viewpoint and mainly to the side below the road level or behind the proposed dwelling and likely to be partly behind existing trees, it is not considered that the proposal in the CDA would result in a scale of excavation, in part over the 3m general height, to be considered so significantly above what is outlined in IZ 1 (f) of the Intermediate Zone Policy.

The lower section of fill and a gentle slope would result in a higher section of fill of around 6m; however, much of this is likely to be below tree level when viewed from the east and a suitable landscape plan (in line with Policy IZ.1 h)) can ensure that it is less visible over time as growth returns.

Access Road and Parking Provision

There have been no objections from Roads Section. 2 parking spaces would be provided in accordance with Policy RT.7.

Other issues

No other issues arise, subject to suitable conditions being attached.

Conclusion

The proposed two-bedroom dwelling is acceptable in principle as a residential use within the Intermediate Zone and Comprehensive Development Area (CDA).

It is considered that the design and layout of the proposed dwelling is not typical but would not be so out of character in a CDA such that it would be acceptable.

Site excavations are needed to make use of land identified within the Comprehensive Development Area. The excavation above the house is considered to be acceptable in accordance with Policy H.9 f).

The proposed fill area would be significant, with a final height of around 6m above the lowest level. It is considered that part of this would be below tree line and as it forms a relatively gentle slope would enable suitable landscaping to reduce the overall impact, subject to a suitably-worded condition.