

## Planning Officer's Report – LDCA JUNE 2025

<b>APPLICATION</b>	<b>2025/19</b> – Proposed Construction of a 3 Bedroom Dwelling
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	29 <sup>th</sup> April 2025
<b>APPLICANT</b>	Shelley Samuel-Fowler
<b>PARCEL</b>	SH0442
<b>LOCALITY</b>	Pinkgrove, Levelwood
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Private Garden Grounds & Animal Shelter/Pen
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 1<sup>st</sup> May 2025</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	15 <sup>th</sup> May 2025
<b>REPRESENTATIONS</b>	None Received
<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 Objection
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
5. Property Division	No Objection
6. Environmental Management	No Response
7. Public Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Objection
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 plot is located within Pinkgrove, Levelwood just south of the access track leading towards Sharks Valley, where it is designated within the Intermediate Zone and has no conservation area restrictions

**Diagram 1: Location Plan**



### PROPOSED DEVELOPMENT

The existing site is relatively flat, gently sloping from north to south, where situated on the land is a shed and animal shelter/pen. Access to this plot is from the east of the residential road that leads to two other properties. To accommodate the proposed dwelling, vegetation will need to be removed however the footprint will be situated on level ground and therefore no excavation is required. The design will comprise an open planned kitchen, dining and lounge, shared bathroom, three bedrooms and a patio, measuring a total footprint of approximately 91m<sup>2</sup>. The external walls will be constructed from concrete blockwork, plastered then painted. The roof style of the dwelling will be of a gable design with a gable valley for the protruding walls of the bedroom. The roof coverings will be made from IBR sheeting.

Electricity and water infrastructure is available in the area, and sewage will be connected to a proposed septic tank and soakaway on the western side of the site.

NOTE: NO EXCAVATION REQUIRED. EXISTING STRUCTURES AND PLANTS/SHRUBS TO BE REMOVED

PROPOSED SEPTIC TANK & SOAKAWAY

EXISTING ACCESS ROAD

EXISTING GARDEN GROUND

EXISTING SHED

EXISTING ANNUAL PEN

EXISTING ANIMAL SHELTER

EXTENT OF LEVEL GROUND

VIEW A

VIEW B

VIEW C

VIEW D

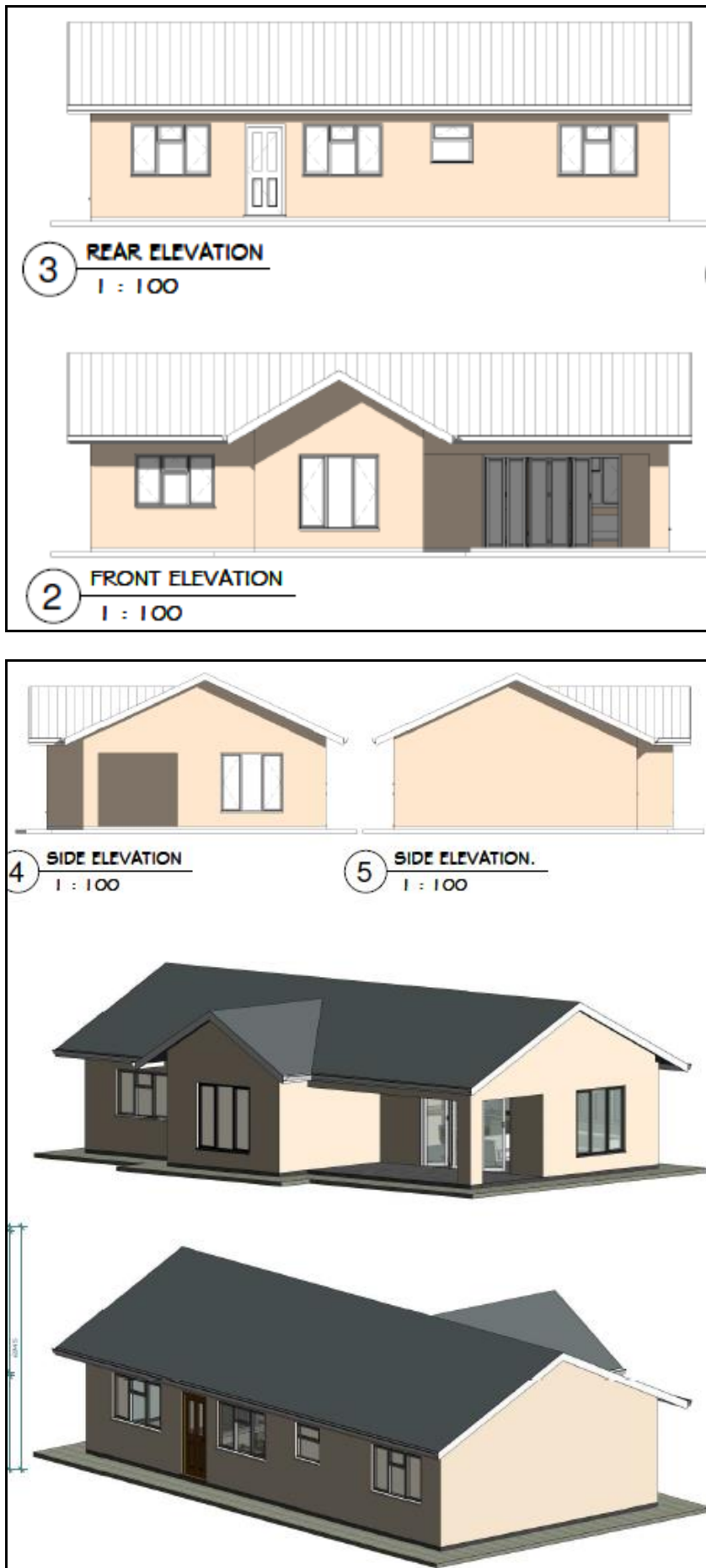
VIEW E

**1 FLOOR PLAN**  
1 : 100

The floor plan shows a rectangular building with a central entrance leading to a large open area containing a dining table, a lounge area with a sofa, and a patio. To the left of the entrance are three bedrooms, each with a bed and wardrobe. A bathroom is located between the top two bedrooms. The kitchen is situated at the top right, adjacent to the lounge. Dimensions are provided for the overall footprint and individual rooms.

Room	Dimensions (mm)
Overall Width	7200
Overall Depth	6945
Bedroom (Top Left)	3000 x 3000
Bedroom (Bottom Left)	3600 x 3600
Bedroom (Center)	3600 x 3600
Bathroom	2400 x 1150
Kitchen	13060 x 1150
Dining	1150 x 1150
Lounge	4035 x 6945
Patio	2650 x 5515

#### Diagram 4: Proposed Elevations



## **STAKEHOLDER FEEDBACK & REPRESENTATIONS**

There were no representations or objections received.

## **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:

- Intermediate Zone: Policies IZ1 (a, b, g and h)
- Housing Policies: H1 a), b), H2
- Water: Policy W2
- 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**

In assessing the proposal, the siting of the dwelling has been dictated by site conditions, where access is obtained via a track east of the plot, served by an existing road to a neighbouring dwelling. No excavation has been proposed as part of this application with the removal of some agricultural structures, however vegetation will need to be stripped. The use of the land for residential purposes is conducive with existing uses within the area.

The design of the dwelling is appropriate and coherent with existing development in the area, sharing characteristics such as materials, footprint, window features and roof style. All services can be provided to the plot however percolation test results were not submitted regarding the suitability of the land for a soakaway. Given that there is existing residential development that has their own septic tank soakaway system, it is likely results will be acceptable. Nevertheless a condition has been added to ensure there is no risk of pollution into the ground. Overall, this development is acceptable within this area.