

Planning Officer's Addendum Report – LDCA JUNE 2025

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| APPLICATION | 2025/14 – Construction of a 3-Bedroom Dwelling |
| PERMISSION SOUGHT | Full Permission |
| REGISTERED | 17 March 2025 |
| APPLICANT | Jonathan Clark |
| PARCEL | JT150002 |
| LOCALITY | The Old Playground, Upper Jamestown |
| ZONE | Intermediate |
| CONSERVATION AREA | Jamestown Historic |
| CURRENT USE | Vacant Land/ Former Playground |
| REPRESENTATIONS | None |
| DECISION ROUTE | Delegated / LDCA / EXCO |

A. PLANNING BACKGROUND

This development application was discussed at LDCA meeting of 1st May 2025, where the Authority made the decision to defer the application. LDCA Members who were present, unanimously agreed that whilst they are in support of the three-bedroom dwelling, they are not in favour of the two yurts tourist accommodation. LDCA Members were of the opinion that the yurt design accommodation is not appropriate for the Jamestown Historic conservation area, as it would not blend in with the immediate built environment and also, given the location of the proposed development where there is a possibility of rock fall, it was expressed that a more robust design would be preferable.

The Applicant was not present at the meeting. The Planning Officer presenting the proposal was tasked to liaise with the Applicant to inform them of the decision to defer and the reasoning and to present the various options for moving forward with the development. Following this action, the Applicant opted to; remove the Yurt aspect of the proposal and take the development proposal back to the next LDCA meeting of June 2025, with just the proposed three-bedroom dwelling, which did not require a new application to be submitted.

The Applicant still intends on developing part of the site for tourist-focused accommodation and is currently in the process of considering alternative designs. It is the

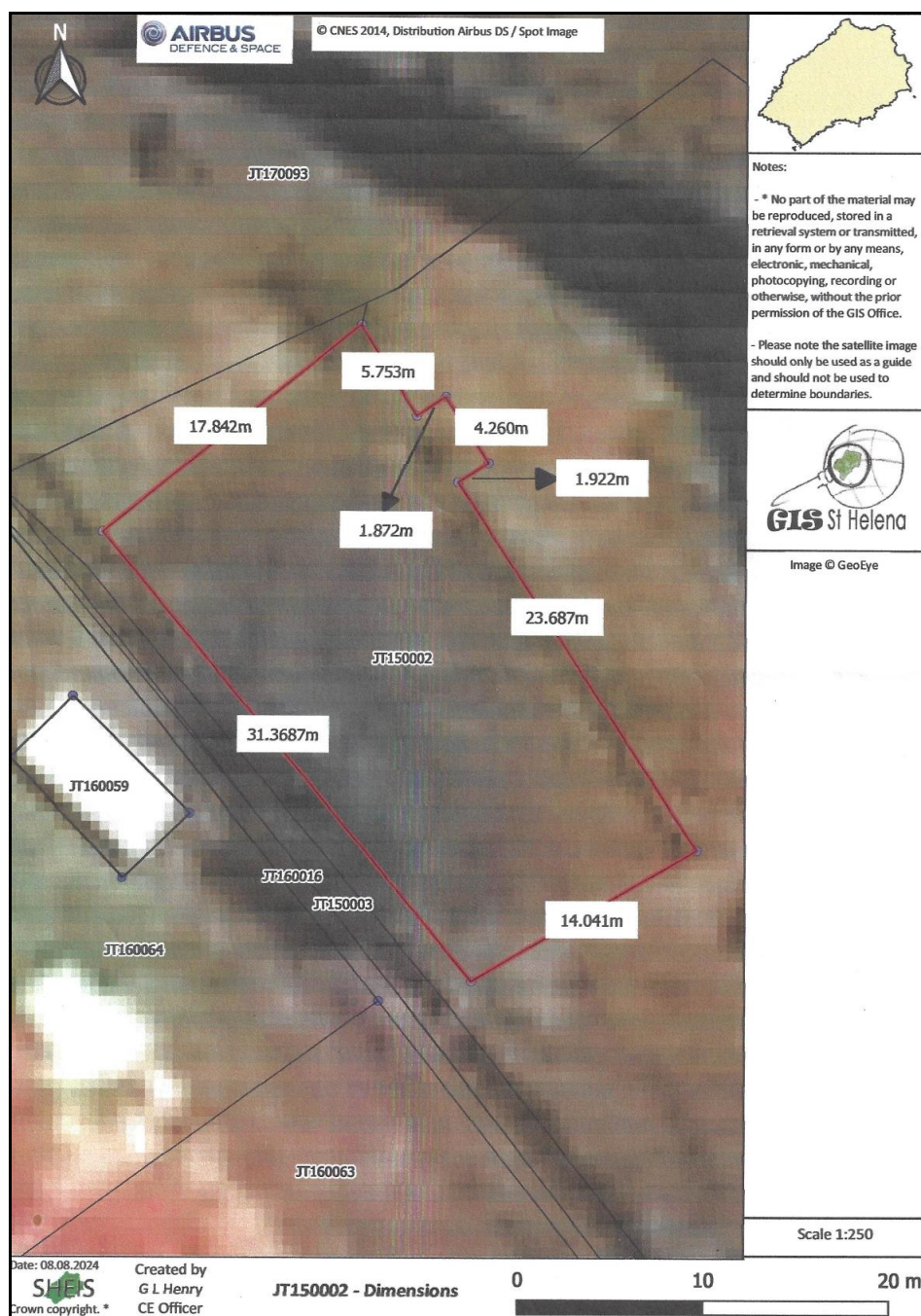
Applicant's intention to submit a separate application for this element of the proposal as soon as an alternative design has been decided.

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This development site is at The Old Playground, near the former Quarry at Upper Jamestown, where the plot is designated within the Intermediate Zone and Jamestown Historic Conservation Area.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The Developer proposes to construct a three-bedroom, single-storey dwelling at the Old Playground, near the quarry, located in Upper Jamestown.

The proposal aims to bring this land back into use after being left derelict for a considerable number of years, with the prospect of contributing to the local economy by introducing suitable, tourist-focused accommodation soon after on the same site, that will respect the character of the surrounding area.

The three-bedroom dwelling will be the Developer's primary residence, positioned to the right-hand side of the site closest to *The Run*. The dwelling would be set back from the front boundary to allow space for a garden or parking area at the front. The main residential dwelling will be constructed on a raised platform of 800mm, using wood or similar materials and will have a footprint of 160m² approximately.

The site will be accessible via the existing road network. The layout ensures clear and safe access to the dwelling, however, parking spaces are not identified on the plans submitted.

The Developer's proposal seeks to create a sustainable and aesthetically appropriate use of the land, integrating a well-designed residential dwelling with the intention of also developing tourism accommodation soon.

Diagram 2: Site Plan Layout

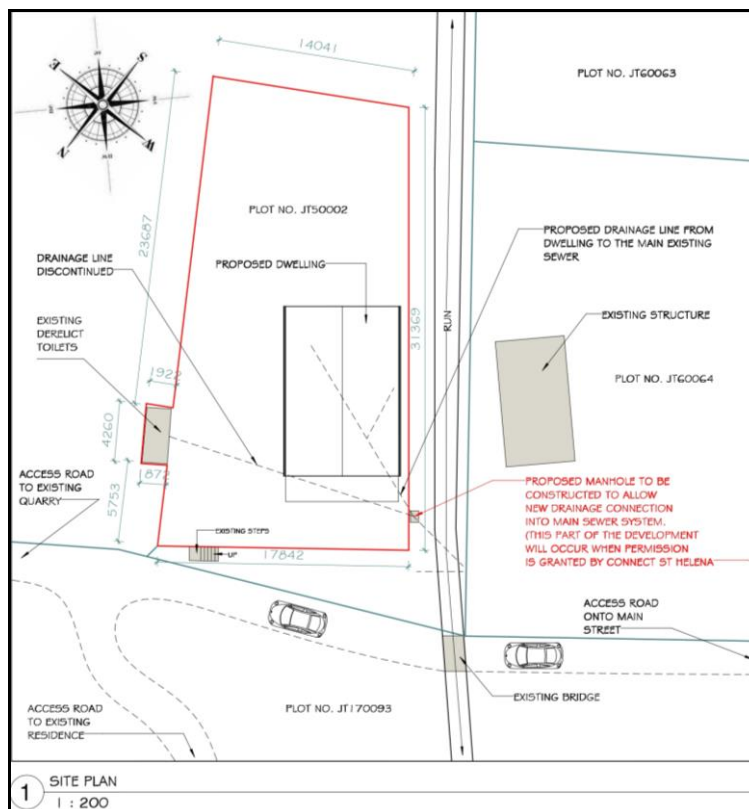


Diagram 3: Floor Plan Layout

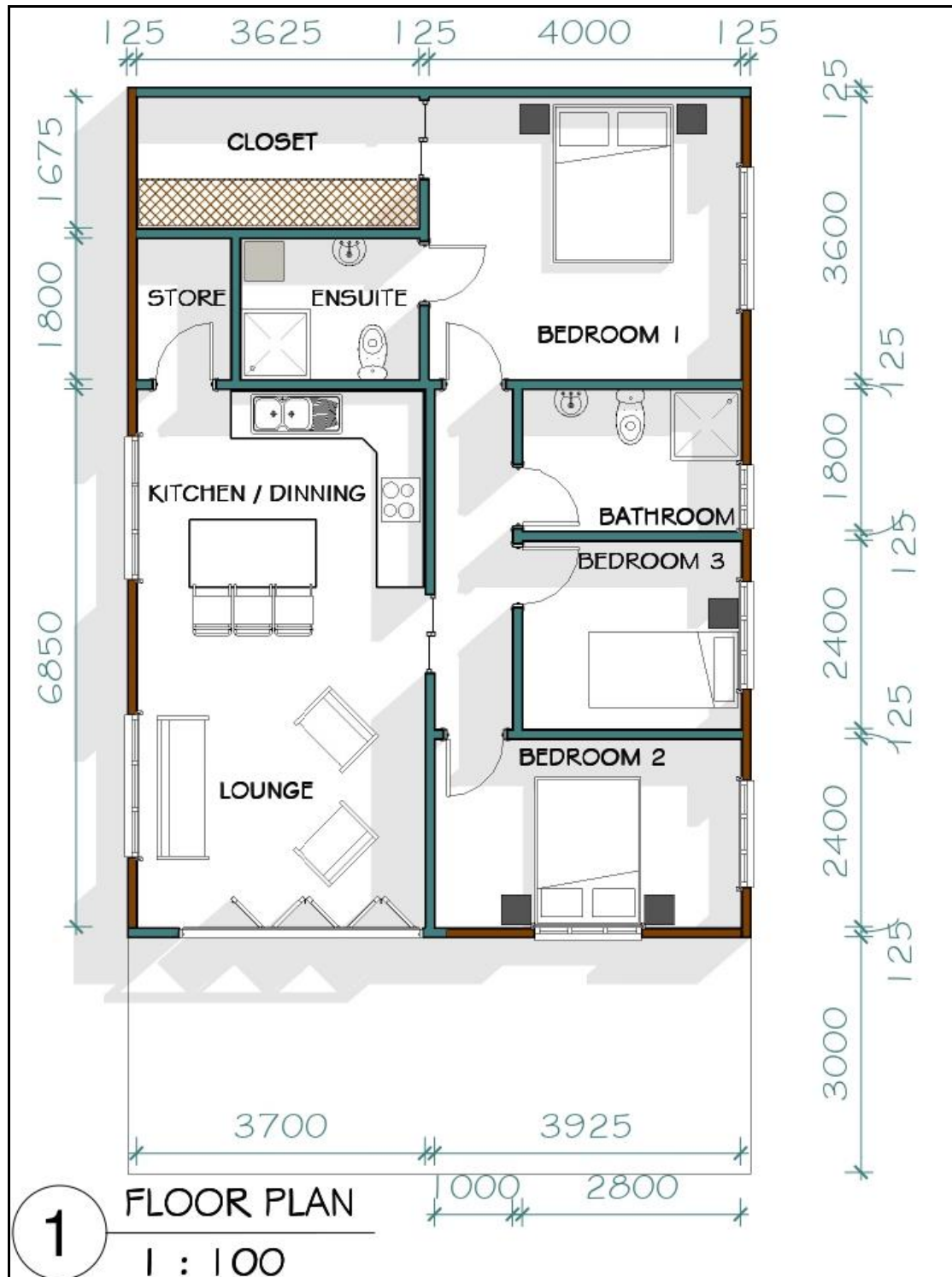


Diagram 4: Elevation Plans

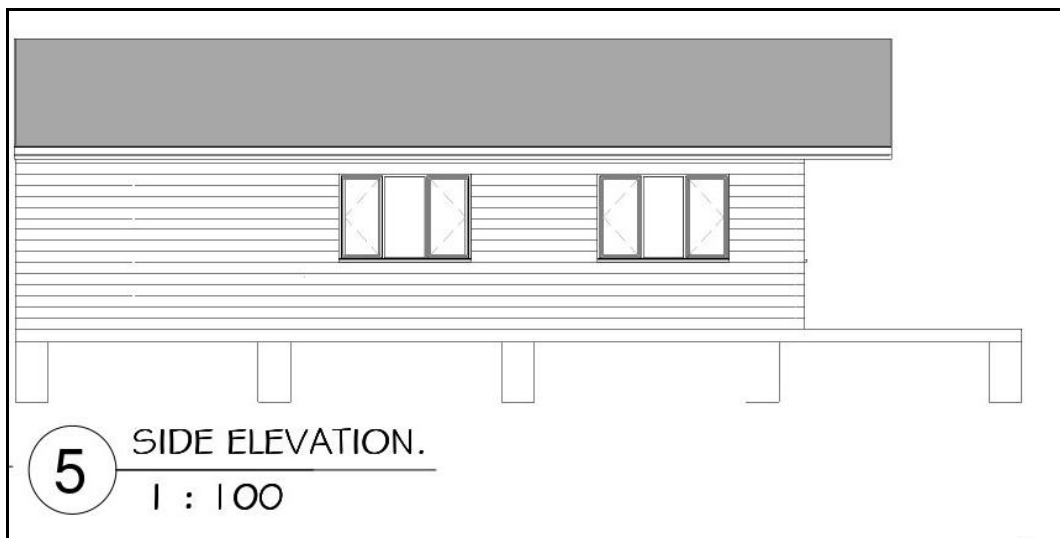
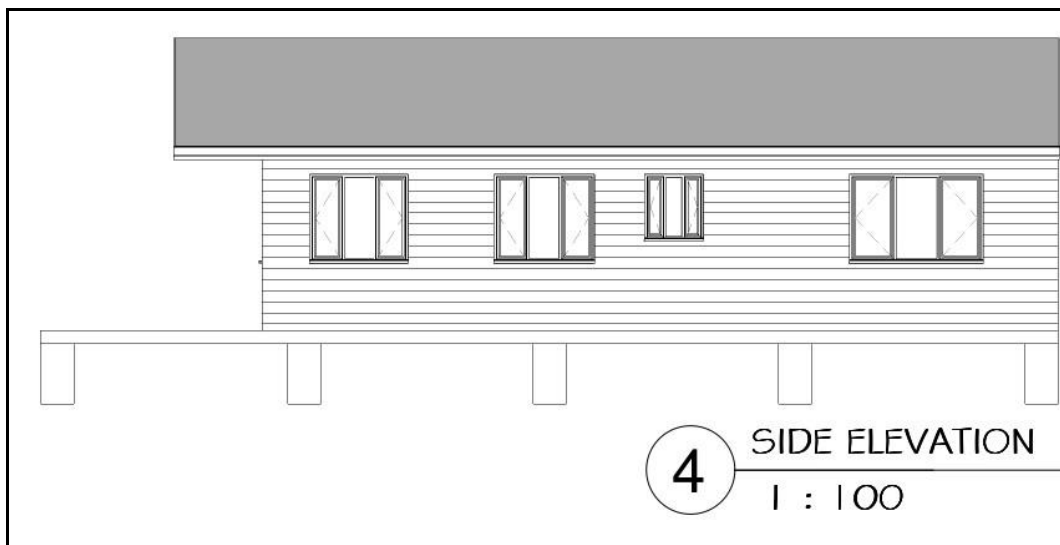
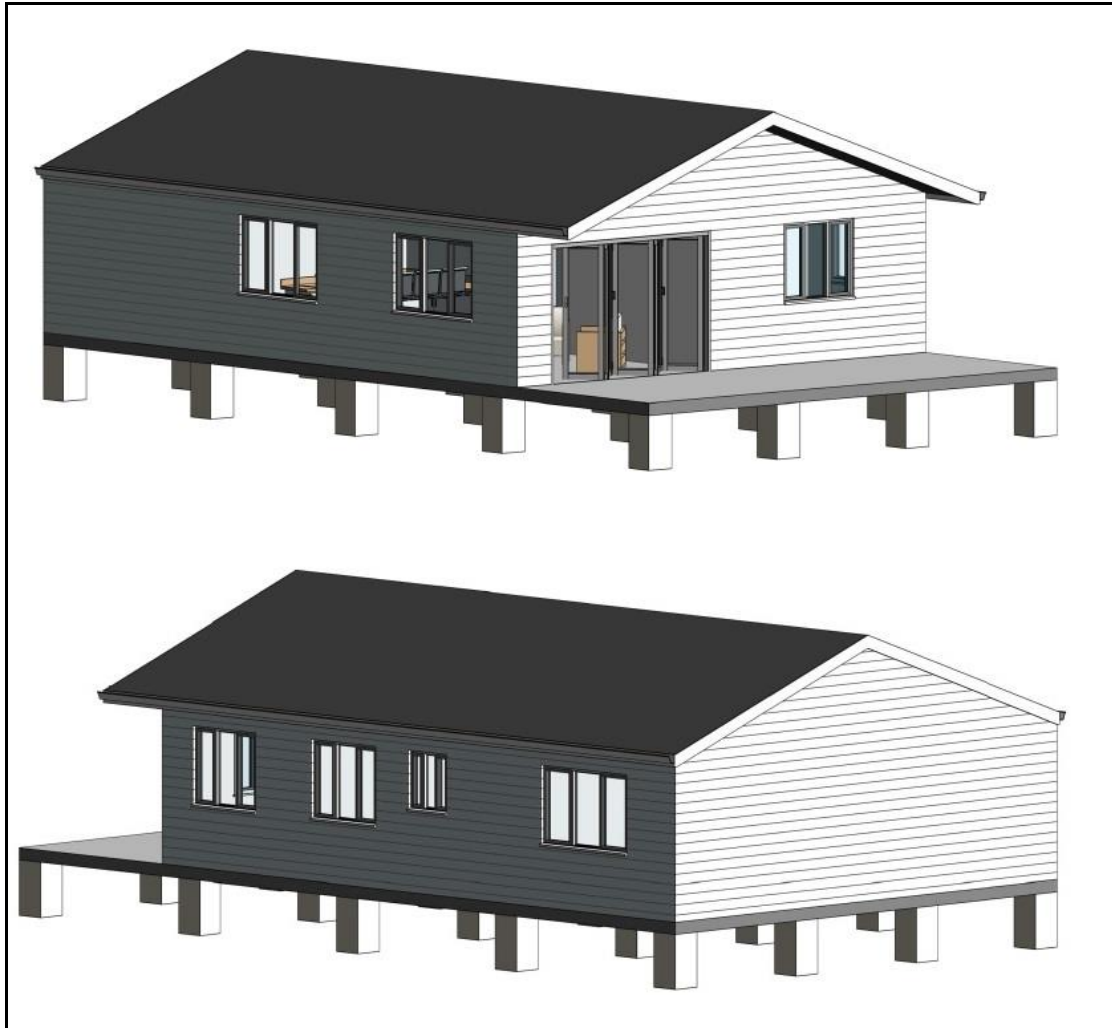


Diagram 5: Three 3D Visuals



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 Policy IZ1 (a, b, d, f, g and h)
- Built Heritage Policy BH1; BH2
- Housing Policy H1 a), b), H2, H8, H.9, H11
- Water: Policy W2
- Road and Transport Policies: RT1 (c and d), RT3 and RT7
- Sewage, Storm and Drainage: Policies SD1 (b, c), SD3, SD4 and SD7

OFFICER'S ASSESSMENT

In considering this development proposal for a three-bedroom, single storey dwelling, the following aspects of the application are considered—

Loss of Children's Playground/Safety

Given the location of the development site; a former quarry area and derelict playground in Upper Jamestown, the Health and Safety aspect of the proposal is a primary concern, specifically with regard to potential rock fall. Consequently, expert advice was sought and received from the Rock Guards, for which an official report was provided to the Leaser of the Land, *Property Services, Saint Helena Government*, that confirms the site is no more at risk of rock fall than any other part of the greater Jamestown area and is deemed safer than some other parts of Jamestown. While Rock Guards do not consider the site to be at any greater risk than any other part of Jamestown, in relation to the continuing use of the land as a playground, perceived concerns regarding children playing here remain.

The loss of a playground to another land use, even if the playground has been derelict for some time, this means that this would remove a designated play area. There continues to be no outdoor public play area available for children in the Capital City, apart from the Pilling School playground. There is however, no specific planning policy for the provision or retention of public play spaces for children. It is therefore considered acceptable for the redevelopment of the existing playground to another land use.

Housing Supply

It is proposed to increase housing supply by one dwelling in Jamestown. It is considered that this would meet Housing Policy H1 and Intermediate Zone Policy IZ 1 which support the provision of additional residential accommodation.

Impact on the Conservation Area

Policy BH1 supports development which does not adversely impact on historic structures and their settings and which, in Conservation Areas, enhances and protects the character of the Historic Conservation Area.

The application site is within the Jamestown Historic Conservation Area. As a former children's playground, it contains dilapidated play equipment and a small ancillary building that once operated as the toilet facility, however, none of the structures are of historic merit and their loss would not result in any harm to the character and appearance of the Conservation Area.

This means that the whole site is available for redevelopment which would enable it to satisfy Policy BH1 c), providing the new development enhances and protects the character of the Conservation Area. It is considered that the scale of development of the proposed dwelling would, in respect of its proportions, details and external materials be in character with development in the locality of this part of the Conservation Area such that it would satisfy Policy BH1.

Visual Impact on the Local Environment

This development proposal will bring this land site back into productive use and will enhance the local area, transforming a long-derelict space into a functional and attractive development, while respecting the character of the surrounding area.

The dwelling would be single-storey and in timber. While not typical of materials in Jamestown, timber is a material being used for more recent dwelling development on Island. Given the variety of external materials in the locality, it is therefore considered that the proposal would not result in any negative impact on visual amenities.

This will result in an improvement to the visual impact of the currently derelict site and help to meet sustainable objectives such that the proposal would not be materially damaging to the amenity of existing developments, satisfying Policy IZ1 a) and b).

Parking Provision

While no car parking locations are shown, it is considered that adequate space could be provided for parking of vehicles in front of the proposed dwelling. However, in line with Policy RT.7, there is no requirement for parking spaces to be provided off-road in Jamestown Historic Conservation Area, such that no conditions will be attached requiring provision at the application site.

Sewerage

Connect St. Helena Water & Sewage, raised a standard objection in relation to the sewage system issue in Jamestown. However, this point has been addressed by the Developer who is currently investigating an alternative means of dealing with sewage, in line with Policy IZ1 g). This is covered by a proposed planning condition.

Conclusion

While the now dilapidated playground would be lost, this development creates a sustainable and aesthetically appropriate new use of the land which has been vacant and abandoned for some time. The three-bedroom residential dwelling has been

designed with sensitive considerations to the immediate environment within the Jamestown Historic Conservation Area.

The development proposal can be supported, as it would have no significant adverse impact on the character and appearance of the Jamestown Historic Conservation Area or on general amenity or aesthetic of the immediate area. The proposal complies with the Intermediate Zone, Built Heritage and Housing policies and therefore can be supported.