

Planning Officer's Report – LDCA JULY 2025

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| APPLICATION | 2025/32 – Proposed Construction of a Two Bedroom Dwelling & Carport |
| PERMISSION SOUGHT | Full Permission |
| REGISTERED | 27 th May 2025 |
| APPLICANT | Keith Buckley |
| PARCEL | LWN0538 |
| LOCALITY | Bottom Woods Comprehensive Development Area |
| ZONE | Intermediate |
| CONSERVATION AREA | None |
| CURRENT USE | Vacant – Excavated Site |
| PUBLICITY | The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 30th May 2025▪ A site notice displayed in accordance with Regulations. |
| EXPIRY | 13 th June 2025 |
| REPRESENTATIONS | None Received |
| DECISION ROUTE | Delegated / LDCA / EXCO |

A. CONSULTATION FEEDBACK

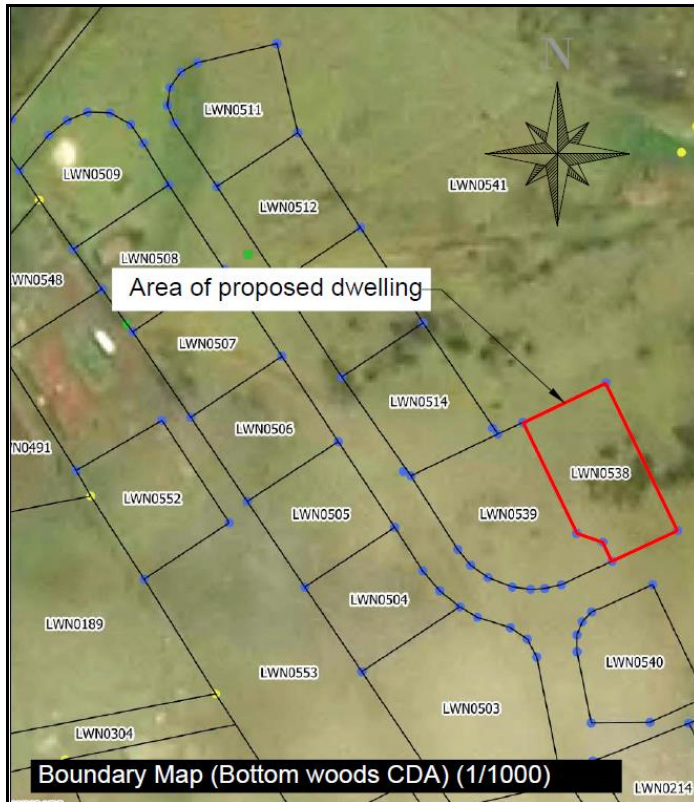
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|------------------------------------|-------------------------|
| 1. Sewage & Water Division | No Objection |
| 2. Energy Division | No Objection |
| 3. Fire & Rescue | No Objection |
| 4. Roads Section | No Objection - Comments |
| 5. Property Division | No Objection |
| 6. Environmental Management | No Response |
| 7. Public Health | No Objection |
| 8. Agriculture & Natural Resources | No Response |
| 9. St Helena Police Services | No Response |
| 10. Aerodrome Safe Guarding | No Objection |
| 11. Economic Development | No Objection |
| 12. National Trust | No Response |
| 13. Sure SA Ltd | No Objection |
| 14. Heritage Society | No Objection |

B. PLANNING OFFICER'S APPRAISAL**LOCALITY & ZONING**

This plot is located within Bottom Woods West Comprehensive Development Area (CDA), east of the first Government Landlord House constructed on LWN0539. The site is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan





PROPOSED DEVELOPMENT

The plot had been previously excavated as part of the approved application referenced 2019/70 for the CDA. The application is to now construct a two bedroom dwelling orientated in a north easterly direction, and sited within the northern section of the plot with a single carport constructed to the south. The floor layout of the dwelling will comprise an open planned kitchen, dining and lounge area, two bedrooms, shared bathroom and porch area. The building will be constructed from concrete blockwork, rendered then painted. The roof coverings will be made from IBR sheeting and of a hip design. The building footprint will measure approximately 110m².

The single carport will measure 25m², supporting a hip roof design made from IBR sheeting. Existing services in the form of ducting for sewage to the communal system, electricity and water is situated on the southern end of the plot to be connected into.

Diagram 2: Site Layout

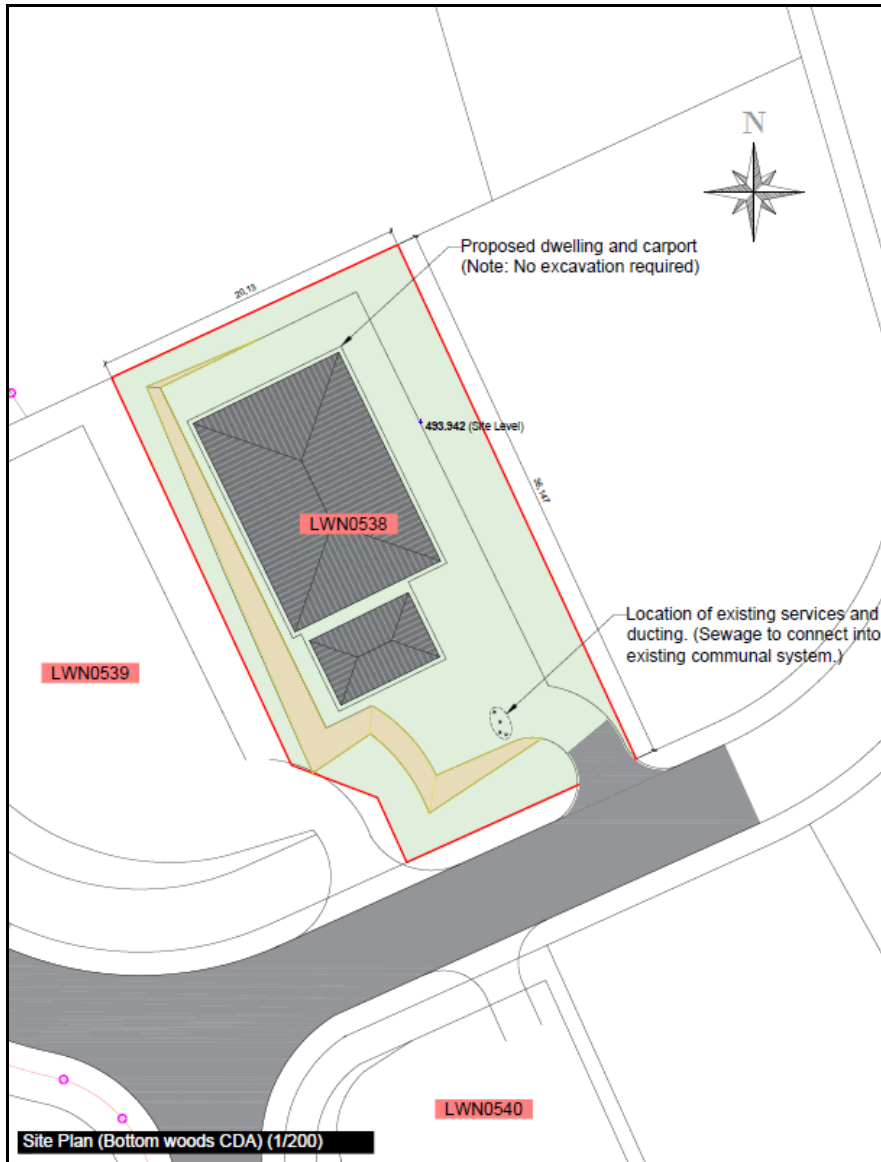


Diagram 3: Floor Layout

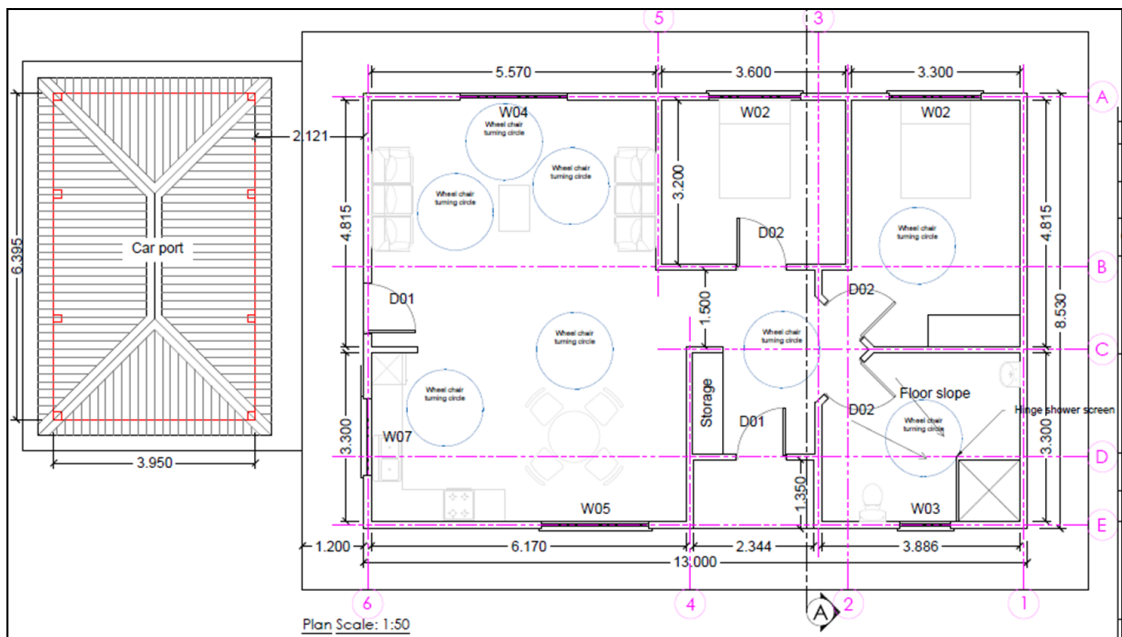


Diagram 4: Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received, however comments were received from Roads Section.

Roads Section – No objection: ‘Applicant is to be fully responsible for any storm water.’

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 a), b), H2 & H.9
- 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 proposed development, the plot forms part of a comprehensive development area earmarked for residential development. The plot was excavated and services installed under the previous development permission referenced 2019/70.

The siting of the development has been dictated by the site excavation, with the orientation of the house and carport facing a north easterly direction, coinciding with neighbouring development to the west. The house and carport design will also mirror that of the neighbouring plot in its layout, form and appearance, thus being coherent with existing development and within itself. The use being for residential purposes is conducive to the area, and is not materially damaging to the amenity of existing development. All services are provided for in terms of utilities and parking spaces. Condition relating to storm-water as requested by Roads Section is covered under condition 5 if the Authority is minded to approve the application.

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

