

## Planning Officer's Report – LDCA JULY 2025

<b>APPLICATION</b>	<b>2025/33</b> – Proposed Construction of a Two Bedroom Dwelling
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	27 <sup>th</sup> May 2025
<b>APPLICANT</b>	Kerry Thomas
<b>PARCEL</b>	LWN0504
<b>LOCALITY</b>	Bottom Woods Comprehensive Development Area
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant – Excavated Site
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 30<sup>th</sup> May 2025</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	13 <sup>th</sup> June 2025
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

	Comments
1. Sewage & Water Division	
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.	
8. Public Health	No Objection
9. Agriculture & Natural Resources	No Response
10. St Helena Police Services	No Response
11. Aerodrome Safe Guarding	No Objection
12. Economic Development	No Objection
13. National Trust	No Response
14. Sure SA Ltd	No Objection

15. Heritage Society

No Objection

16. Maritime

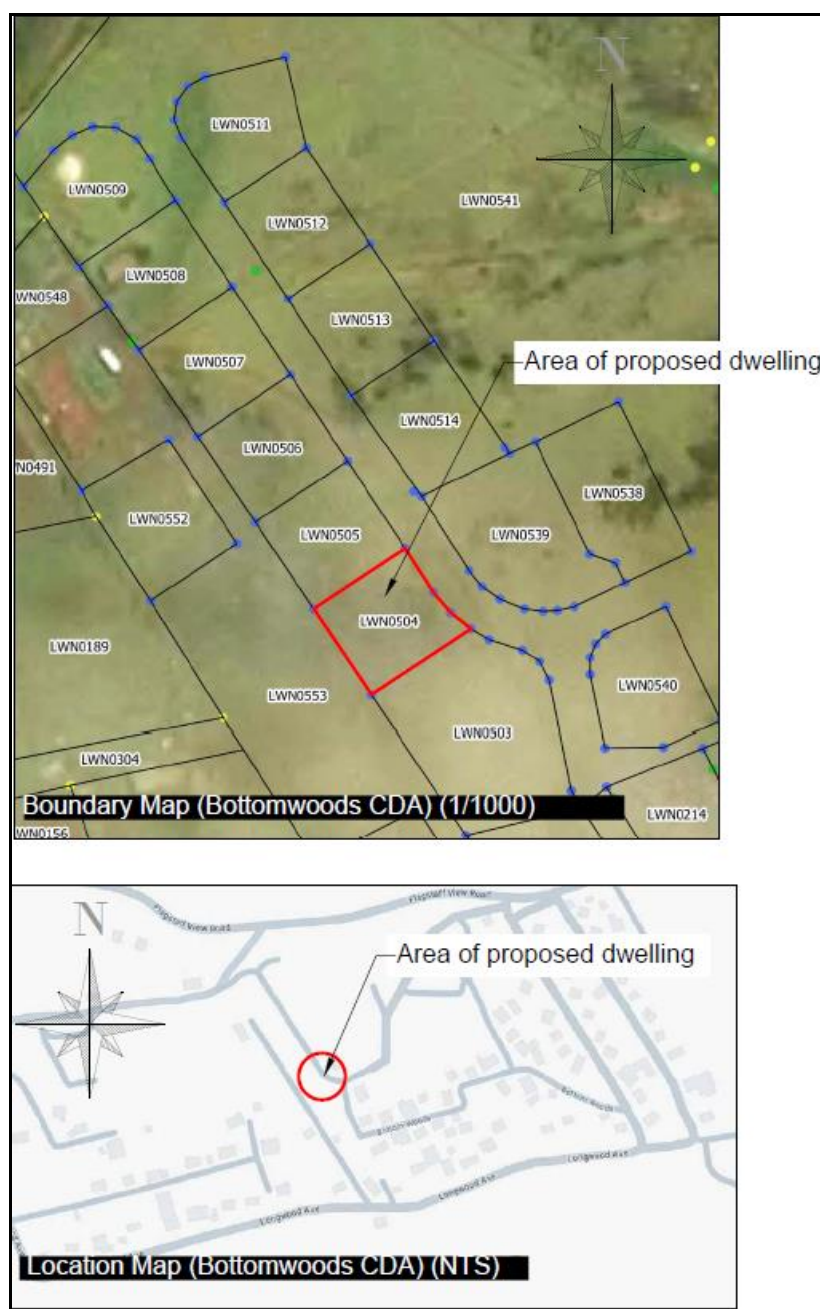
Not Applicable

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

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

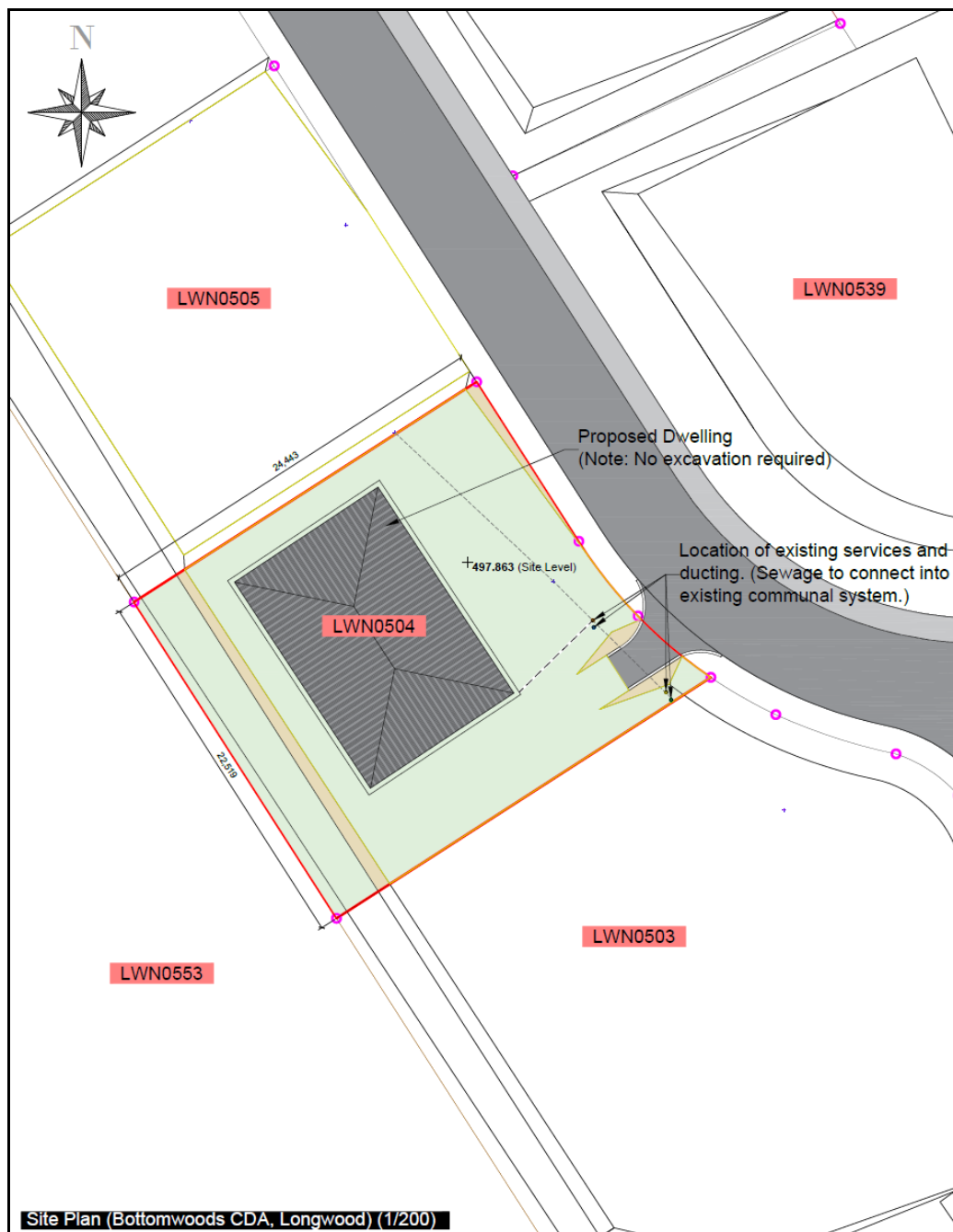
**Diagram 1: Location Plan**



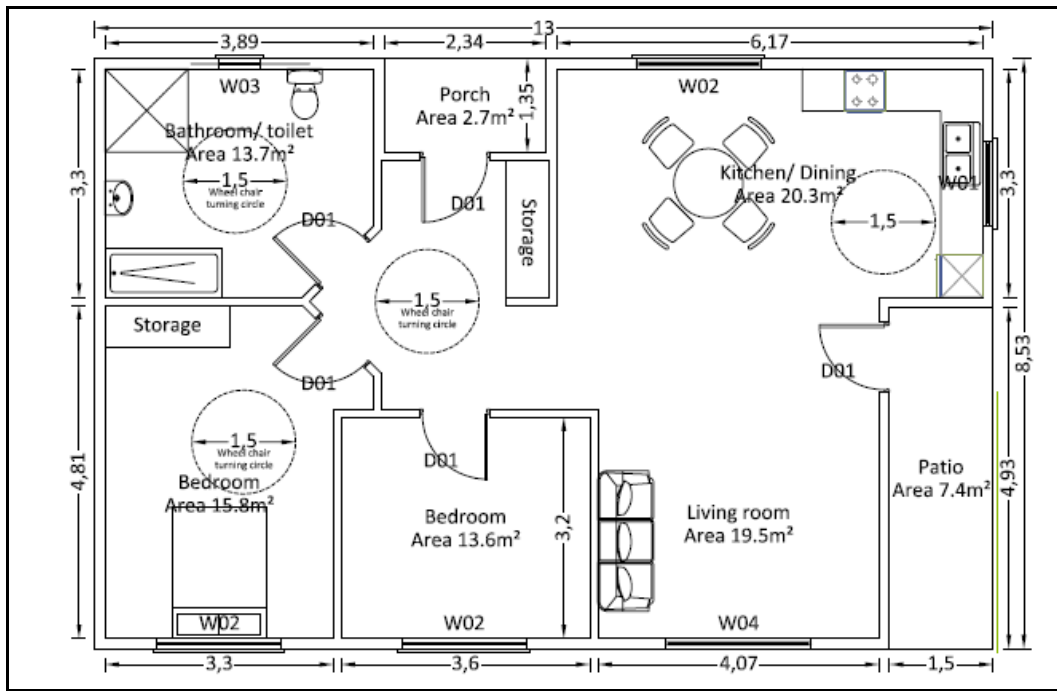
## PROPOSED DEVELOPMENT

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. The floor layout of the dwelling will comprise an open planned kitchen, dining and lounge area, two bedrooms, shared bathroom, porch and patio. 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 110m<sup>2</sup>. 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.’

**Connect St Helena Water & Sewage** – ‘No information on how she intends to deal with sewer.’

**Planning Officer Response** – The drawing indicated that the sewage would be connected to the communal system. Officers did contact Connect St Helena

representative to confirm this, however no response has been received as of the date of writing this report.

## **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 (CDA) earmarked for residential development; the CDA is also to provide other supporting 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 already completed site excavation, with the orientation of the house and carport facing a north easterly direction, coinciding with neighbouring development to the east. The house in its design shares a similar layout, form and appearance of existing development to the east, and coherent with within itself and surrounding properties. 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. A condition relating to storm-water, as requested by Roads Section, is covered under proposed Condition 5.

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.