

Planning Officer's Report – LDCA AUGUST 2025

APPLICATION	2025/24 – Construction of Two Storey Building to Comprise a Shop, Storage Space for Shop Goods & Some Domestic Items
PERMISSION SOUGHT	Full Permission
REGISTERED	20 May 2025
APPLICANT	Christopher Bargo
PARCEL	HTH1047, HTH1050
LOCALITY	Lower Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing Home/ Private Property
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ The Sentinel & Independent Newspapers on 29/30 May 2025▪ A site notice displayed in accordance with Regulations.
EXPIRY	13 June 2025
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

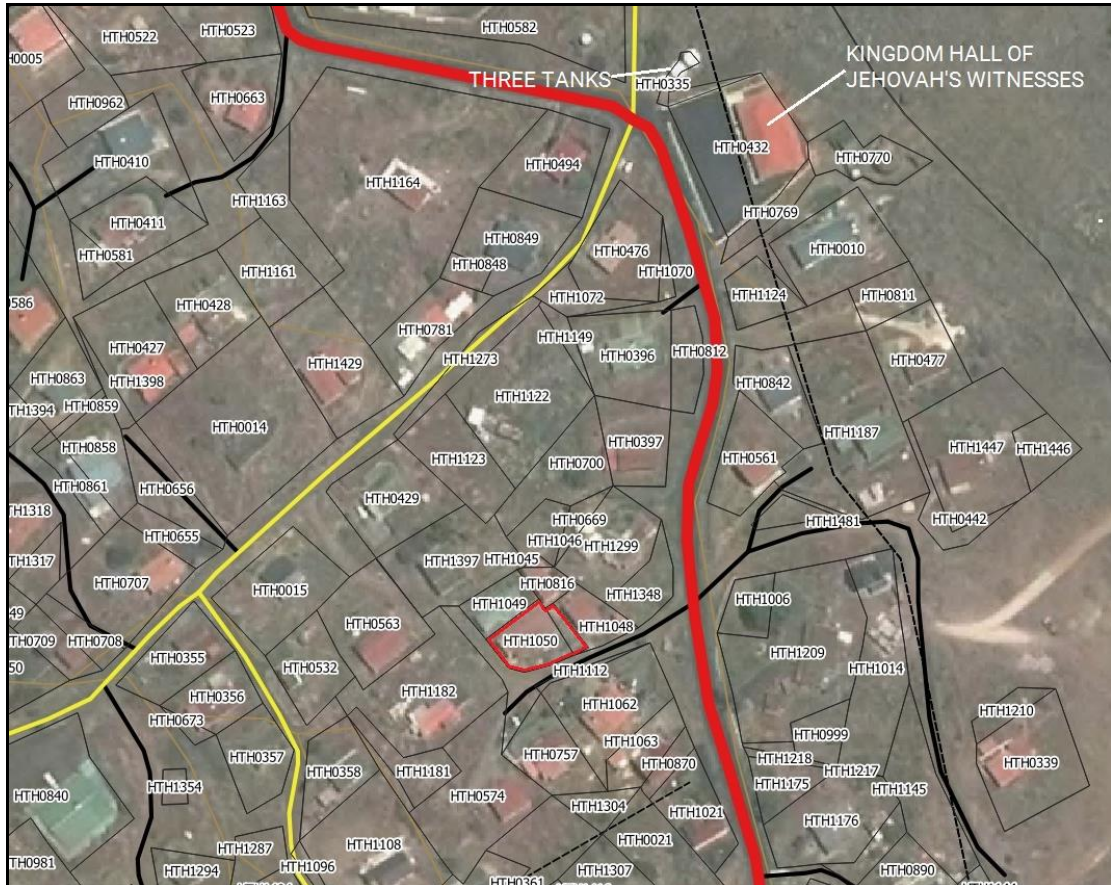
1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Objection – Comment
4. Roads Section	No Objection – Comment
5. Property Division	No objection
6. Environmental Management	No Response
7. Environmental Health	No Objection – Comment
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response
10. Aerodrome Safe Guarding	Not Applicable – Not Consulted as per Guidelines
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 in Lower Half Tree Hollow, where it is a mainly residential area and designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The Applicant is proposing to construct a two/2.5 storey attached building for use as a shop with storage (including for personal domestic items). The proposed shop etc. would be attached to the existing dwelling. The layout would provide:

- Ground floor (indicating as “existing ground floor” on the submitted plans in the location of utility room as approved in 2014) – room to rear of dwelling with external access door
- First floor (indicated as “existing first floor” in location of approved domestic garage as approved in 2014)) with a proposed first floor extension (over the utility room approved in 2014) – together, these two parts are separated by a full length corridor/ steps which also links to the proposed mezzanine floor extension to the west (see below) and an internal stairwell to the east to

connect with the proposed first floor. The proposed first floor appears to be open-sided to the north.

- Mezzanine floor – located adjacent to the 2014 approved garage on a slightly lower level with balconies (Juliette)
- Second floor – with a large apex-roofed dormer which extends from the ridge line down to the edge of the overhanging eaves with a balcony

Part of the proposed building has previously been approved under Development Application 2014/38 for a single-storey ancillary utility room and domestic garage. The utility room was to be constructed at the level of the dwelling, whilst the floor level of the garage was to be 2m higher, to be built on an existing terrace behind the dwelling. This was approved on 8 Aug 2014 and is partly constructed, attached to the existing dwelling on site (Plot HTH1051). It would appear that the utility room would need to be amended to fit in with the new proposed works and the garage would be completed but with amendments to increase the amount of glazing to it becoming a self-contained room within the proposed other extensions.

The applicant also owns adjoining land (Plots HTH- 1048, 1047, 0816, 1049, 1046 1045 and 1050) which include a shop, “accommodation”, a covered area and two parking areas, one directly adjacent to the existing shop. Other applications on the applicant’s wider ownership have been submitted, however, the most relevant are:

An application elsewhere on this LDCA agenda for 2025/29 which is for a change of use of another building on the wider site (Plot HTH 1048) from a shop to dwelling (with internal alterations). This follows the same proposal (albeit with other works to the “accommodation” to the north) under Development Approval 2019/12. The 2019 application was approved on 14 Aug 2019.

The current proposals together with that under Development Application 2025/29 would rearrange the wider site so that there is a replacement shop and, separately (on plot HTH1048) a new dwelling while retaining the existing dwelling on plot HTH1051.

It is proposed to provide a parking area to the west of the new shop directly accessed from the public highway.

Given that the previously approved utility room and garage have been part constructed, no excavations are proposed.

Connection to electricity and water infrastructure will have to be arranged in consultation with Connect St. Helena. For dealing with sewage, connection to the communal system already appears to be in place, if required.

Diagram 2: Site Plan

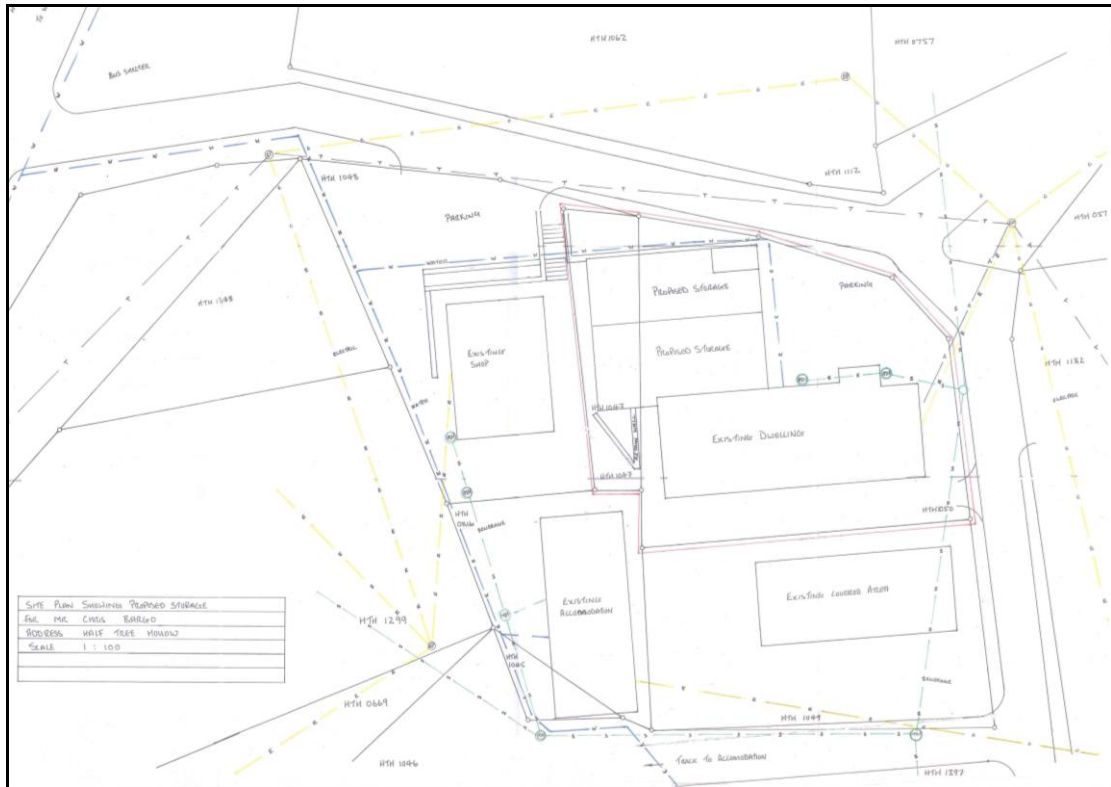


Diagram 3: Floor Plans

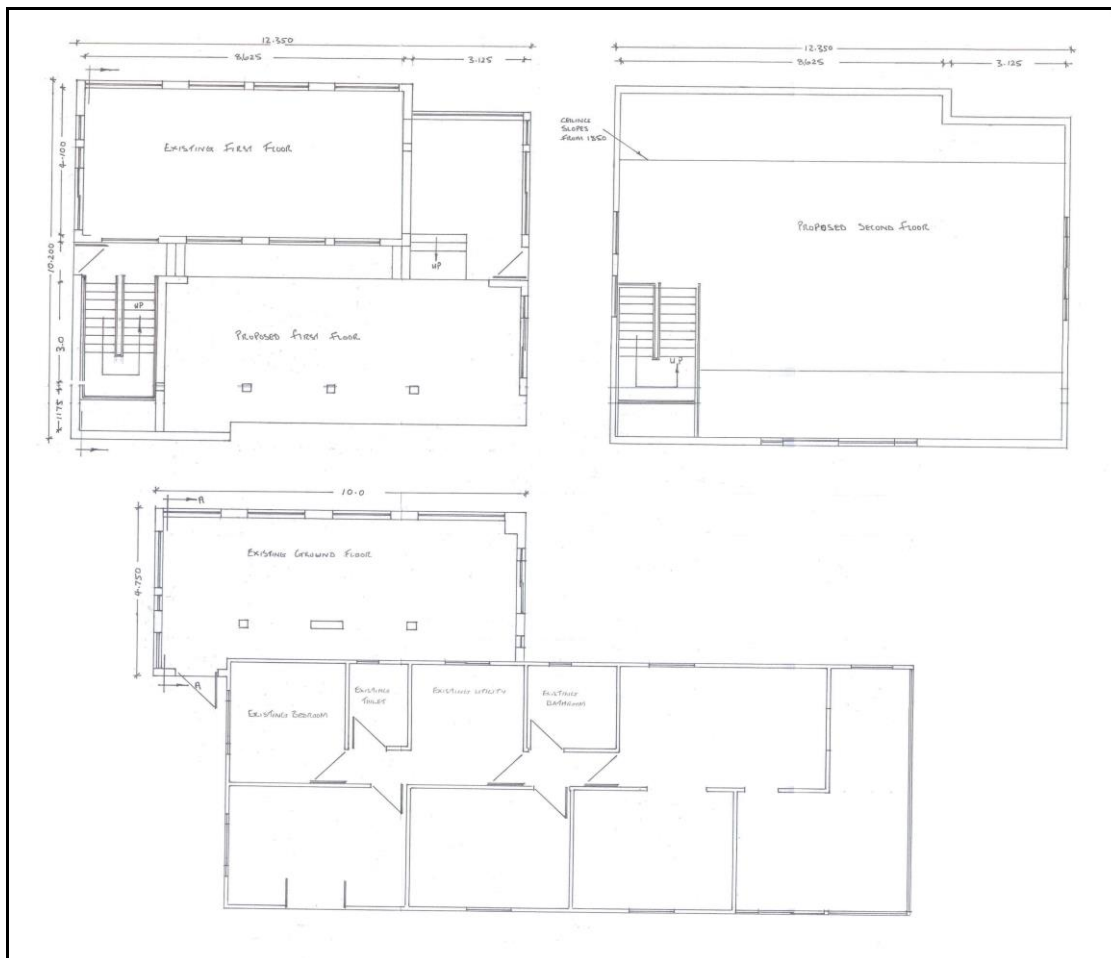
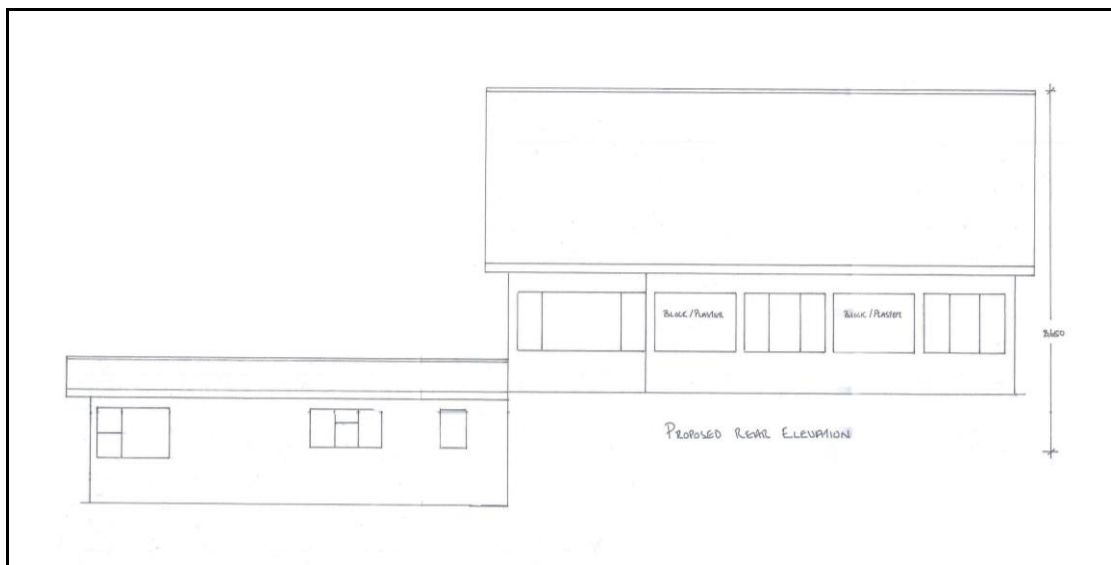


Diagram 4: Elevation Plans

Proposed Front Elevation



Proposed Rear Elevation



Proposed East Elevation



Proposed West Elevation

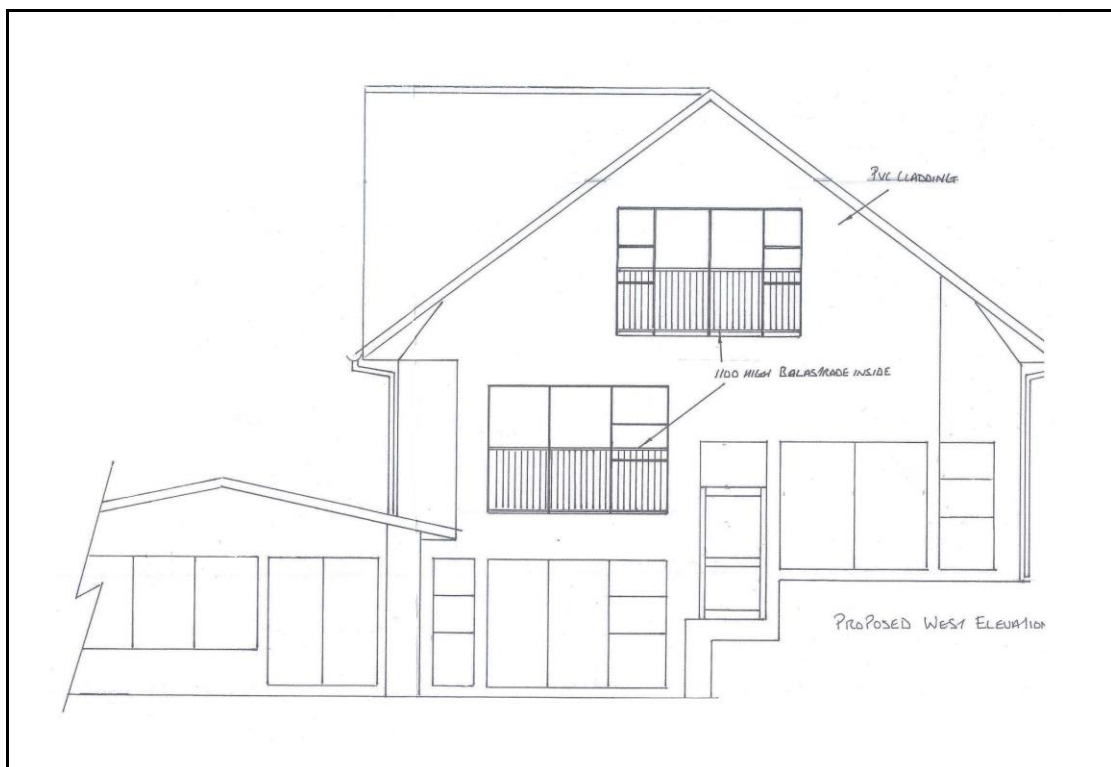
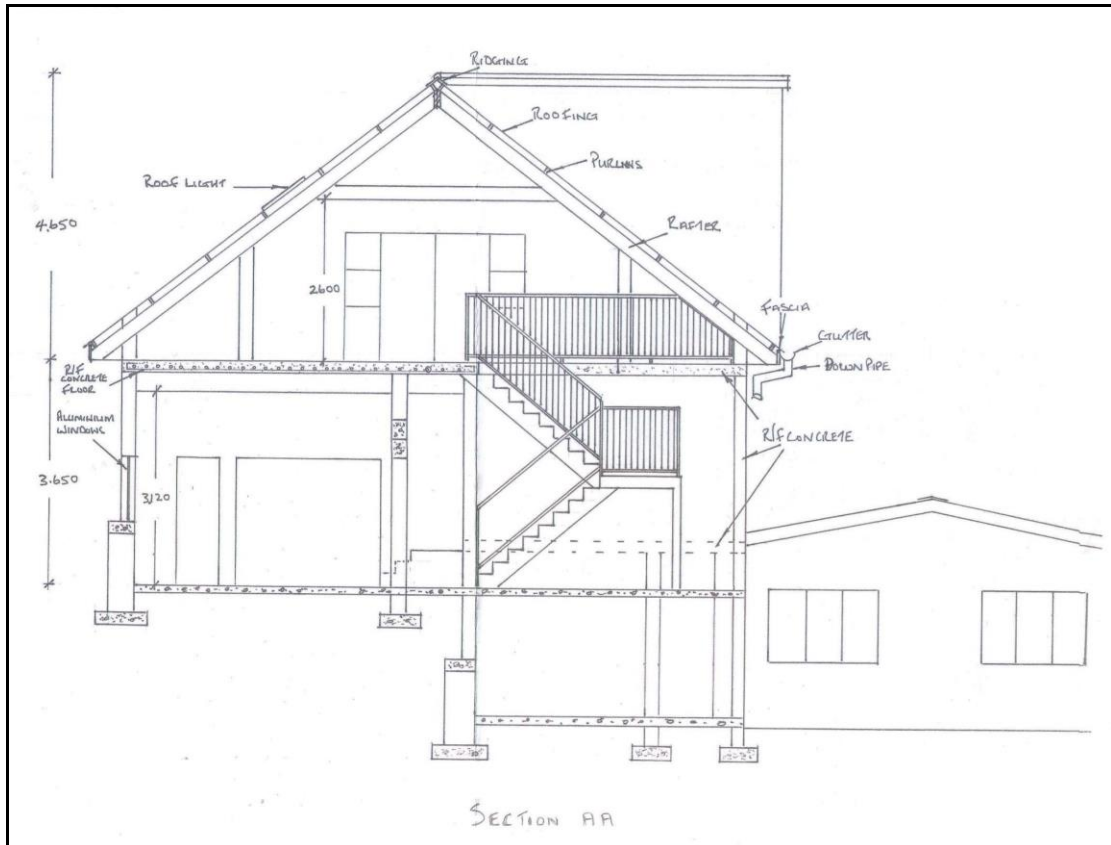


Diagram 5: Section A-A



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no objections or representations received from stakeholders or any members of the public.

Comments were made by *Fire and Rescue*, *Environmental Health* and *Roads Section* as detailed below:

Fire & Rescue Service

The St Helena Fire & Rescue Service will need to have sight of a scale plan, for the installation of passive & active firefighting media, for this building.

Environmental Health

Acceptable if the proposed shop is for hardware goods. However, if a food shop is intended the owner would need to contact environmental health to discuss compliance and registration under the Food Safety Ordinance.

Road Section

Applicant is to be fully responsible for any storm water flowing from the existing public road onto the property and should bear the cost of installing drains as appropriate. If appropriate, conditions should also require the applicant to be fully

responsible for managing any storm water that falls on the development site. Storm water shall not be discharged onto the public highway/ or to be a nuisance to property owners below them.

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, c, f, g and h)
- Employment Premises Policy EP1
- 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 this development proposal, the change of use from dwelling to shop and storage would be in accordance with IZ Policies and, while there are no planning policies specifically relating to retail use (within Use Class A1), the proposal would result (in line with Development Application 2025/29) with the replacement/relocation of the existing shop owned by the applicant, next door.

The proposed use is as a two-storey shop and storage with mezzanine entrance point from a parking area to the west of the application site. It would be formed mainly above and incorporate though the proposed change of use a previously approved domestic ancillary utility room and domestic garage approved in 2014. It is not clear from the submission but as the "former" utility room would not be accessed directly from the rest of the unit proposed, that this is could remain ancillary to the domestic use of the site, albeit with its roof/internal ceiling modified.

The proposed shop/shop storage would be on two floors (and the mezzanine level) and would be provided with significant levels of picture window fenestration, balconies and a large open-sided area which would be attached to and oversail/overlook the existing dwelling's roof area.

There are other two-storey residential properties in the locality of Half Tree Hollow such that of itself the proposed two storey shop/storage element is not considered to be out of character with existing development. Given its distance away from dwellings to its south across the existing vehicle road access, it is not considered that it would result in any harm to existing adjoining occupiers' outlook or result in it being overly dominant. As the building is proposed for shop/storage purposes, it is not considered that there would be any overlooking issues which would adversely

impact on residential amenities both for the current occupier of the residential dwelling to which it would be attached or other neighbouring occupiers. Any loss of a view across the application site is not a planning issue. It is considered that the proposed development would therefore meet relevant Planning Policies of the LDCP.

The proposed shop parking area would be located at level to the rear (south) of the existing dwelling. The applicant indicates that most sales are effected on-line with some people choosing to collect while others require delivery of the items purchased. It is therefore not envisaged that there would be significant levels of customer traffic associated with the proposal and therefore no requirement for high levels of car parking provision. It is considered that the area identified would therefore be sufficient to ensure that parking does not take place off site.

The proposed development itself sits well within the plot's property boundary lines and is located within close proximity to water and electricity infrastructure for connectivity.

The building will be constructed using materials that are in keeping with that of buildings in the local area.

No toilet or sink facilities are shown on the attached plans therefore there is no requirement for connecting to the communal sewage system, however, if this changes, the applicant is advised to contact Connect. A suitably-worded informative is proposed to be added to the Decision Notice.

The overall design of the proposed building is coherent in of itself and with properties in the local vicinity. Therefore, as the development would replace the existing adjoining shop, this development proposal can be supported, as it has no significant adverse effect on the amenity or aesthetic of the immediate area.

To conclude; the proposal complies with the Intermediate Zone, Business Premises, Water Policy, Sewage, Storm and Drainage Policies and Road and Transport Policies and therefore can be supported.