

## Planning Officer's Report – LDCA AUGUST 2025

<b>APPLICATION</b>	<b>2025/28</b> – Construction of a Three Bedroom Dwelling
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	27 May 2025
<b>APPLICANT</b>	Tracey & Dani Thomas
<b>PARCEL</b>	SCOT0580
<b>LOCALITY</b>	Nr Princes Lodge, St Pauls
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant Excavated Land/ Private Property
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ The Sentinel &amp; Independent Newspapers on 29/30 May 2025</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	13 June 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 – Comment
5. Property Division	No Objection
6. Environmental Management	No Response
7. Environmental 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
15. Maritime	No Response

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

This plot is located Nr Princes Lodge, St Pauls where it is designated within the Intermediate Zone and has no conservation area restrictions.

**Diagram 1: Location Plan**



### PROPOSED DEVELOPMENT

The Applicant is proposing to construct a three-bedroom dwelling located near Princes' Lodge in St. Paul's. The design layout comprises: an open plan kitchen, dining and lounge that leads out on to a decking area towards the Northwest of the building, located to the front and Northeast of the dwelling is the main entrance leading into a foyer, a utility room is central of the house design and to the left and Southeast of the kitchen/ dining area. The master bedroom is also located to the front and Northeast of the house and to the left and in parallel with the foyer and utility room, the second and third bedrooms are situated towards the back and Southwest of the dwelling, separated by the family bathroom situated in between. A separate toilet is situated to the Southeast in between the master bedroom and second bedroom located at the back. In essence, the living areas are located to the Northwest and the bedroom and bathroom areas are located to the Southeast, with the centrally located utility room and corridor leading from the main entrance/ foyer



Diagram 3: Floor Plan

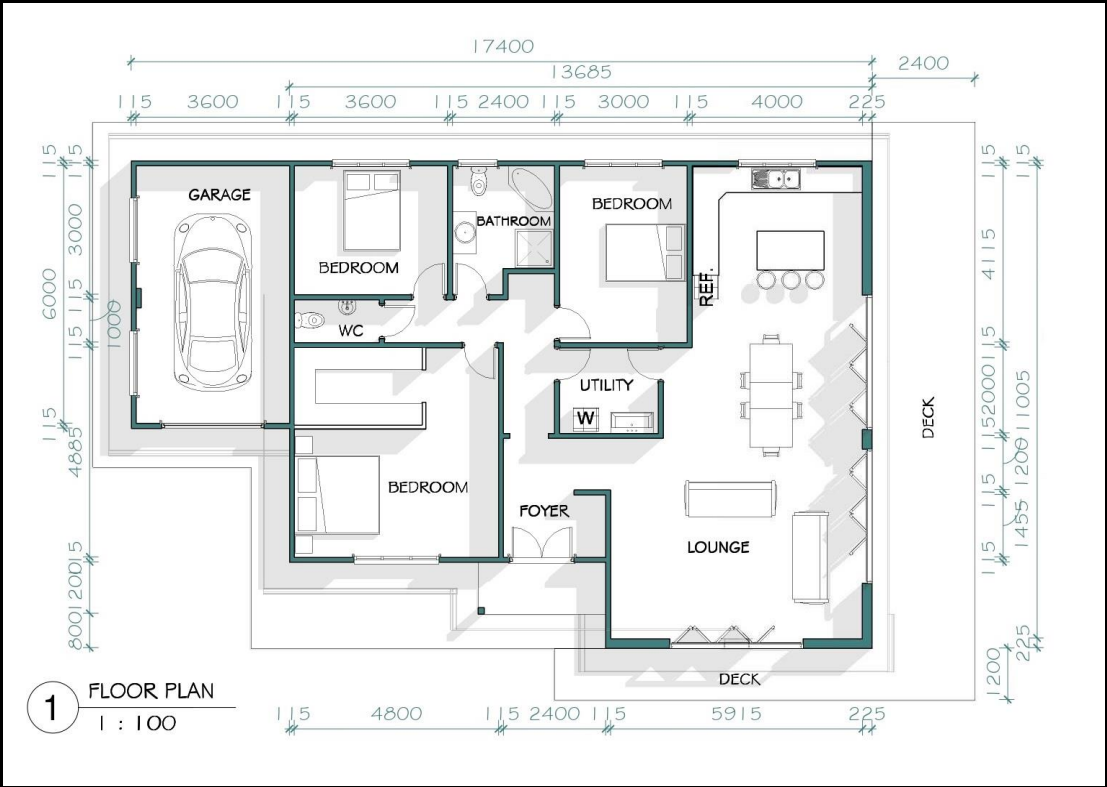
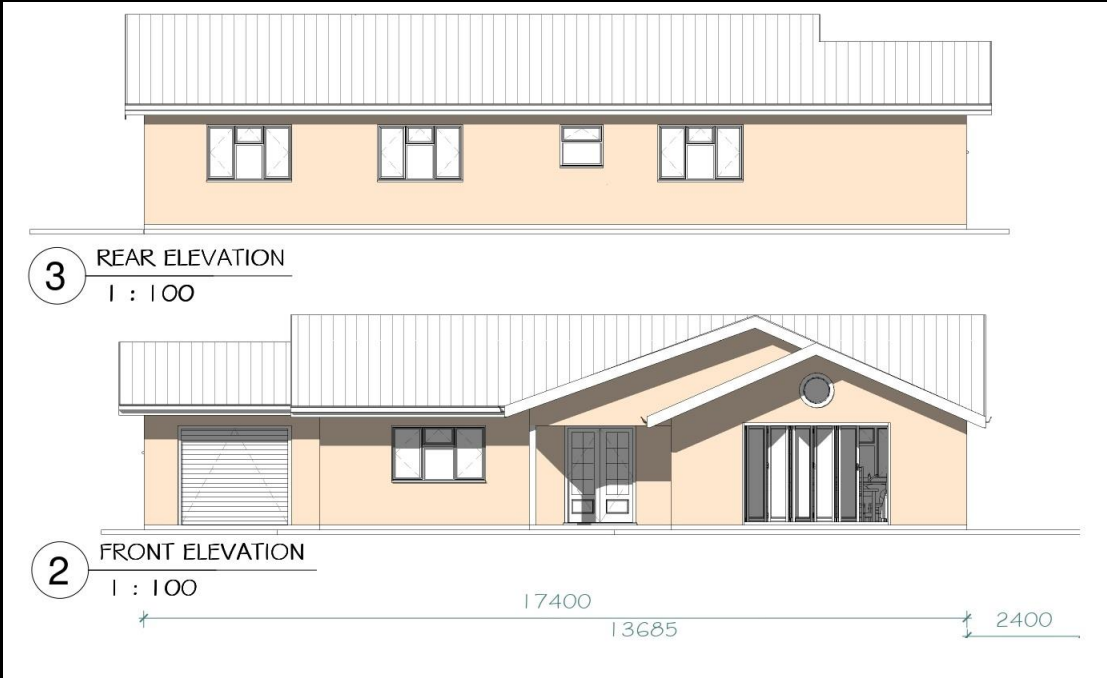
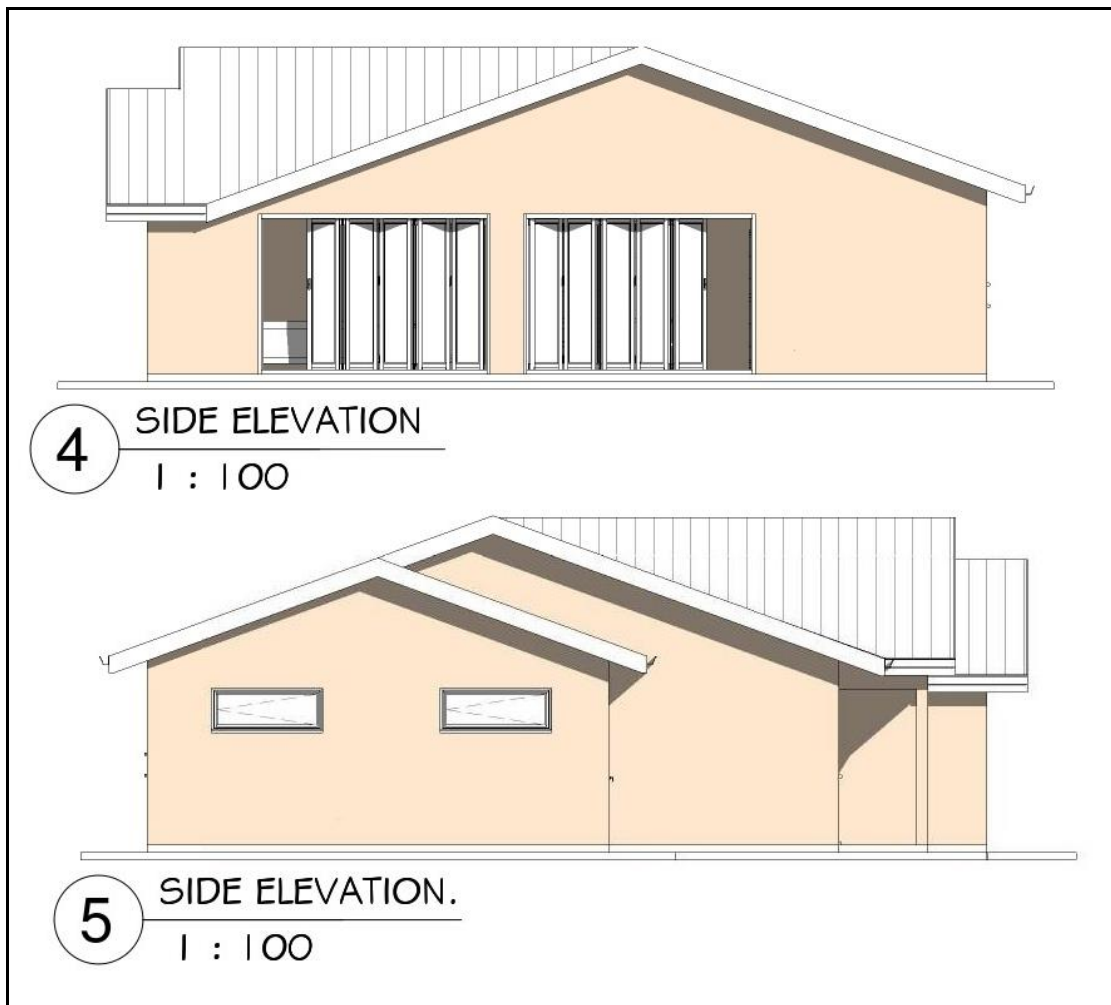


Diagram 4: Elevation Plans

Front & Rear Elevations



## Side Elevations



## STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or any members of the public. However, a comment was made by *Roads Section* as detailed below.

### Roads 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, f, g and h)
- Housing Policies
- 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 evaluating this development proposal, the site has already been excavated with the intention to build a new dwelling on to it, since March 2016. However, further excavation is now being proposed to a depth of just over 3 metres and 4 metres extended to the Southeast, to accommodate the new house design that includes an adjoining garage in that direction. This proposed excavation is an acceptable depth when considering the recommended maximum height (3m) for the embankment.

The dwelling will be constructed using materials that are in keeping with that of buildings in the local area. The development design is coherent in of itself and with that of neighbouring properties. It is also of a similar scale to that of residential dwellings in the surrounding area. The development sits within the property boundary lines and will be orientated to the Northeast.

Existing available infrastructure includes; an existing access road, electrical lines, drinking water line and communal effluent line that will make connecting to services and gaining access to the site with minimal effort.

Rainwater and surface water will be captured in storage tanks.

There were no objections or representations received for this proposal. Therefore, this development proposal can be supported, as it has no adverse effect on the amenity or aesthetic of the immediate area.

To conclude; the proposal complies with the Intermediate Zone and Housing Policies and therefore can be supported.