

Planning Officer's Report – LDCA AUGUST 2025

APPLICATION	2025/29 – Proposed Change of Use from Shop to Dwelling Comprising Internal Alterations & Construction of Timber Deck
PERMISSION SOUGHT	Full Permission
REGISTERED	27 May 2025
APPLICANT	Christopher Bargo
PARCEL	HTH1048
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 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 – Comment
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	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	No Response

LOCALITY & ZONING

Diagram 1: Location Plan



The shop serves as the hub for the Applicant's business, which is a supply on demand/ to-order service providing various household goods such as; window blinds, aluminium windows, doors and other DIY/ hardware items.

The Applicant is proposing to change the use of their existing shop (Use Class A1) in Half Tree Hollow, to be converted to a one-bedroom residential dwelling (Use Class

C3) with some internal alterations that primarily consists of the larger open area being divided by a partition wall, to create a bedroom and separate living area located towards the back/ Southeast side of the dwelling. With the exception of the proposed partition, the floor layout will largely remain the same with no change to the existing footprint of 66m². However, it is proposed for the installation of decking orientated to the front and Northwest of the dwelling that will provide an additional external area of approximately 32m². All other infrastructure features such as dealing with sewage and rainwater will remain as per existing.

The intention is for the existing business that operates from this building to be transferred to the proposed two storey building as per current Planning Application 2025/24 elsewhere on this agenda, to comprise a shop, storage space for shop, as well as some domestic items, located on the opposite parcel of land, HTH1050.

Diagram 2: Site Plan

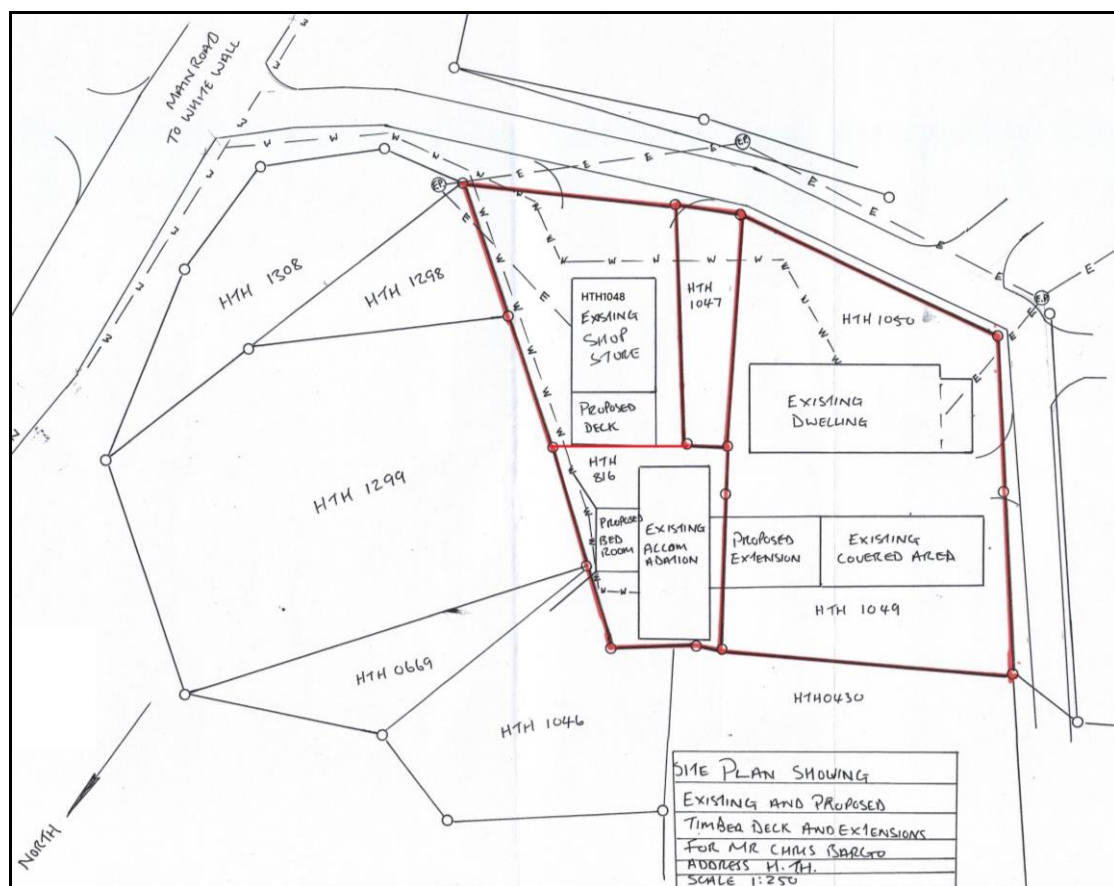


Diagram 3: Floor Plan & Elevation

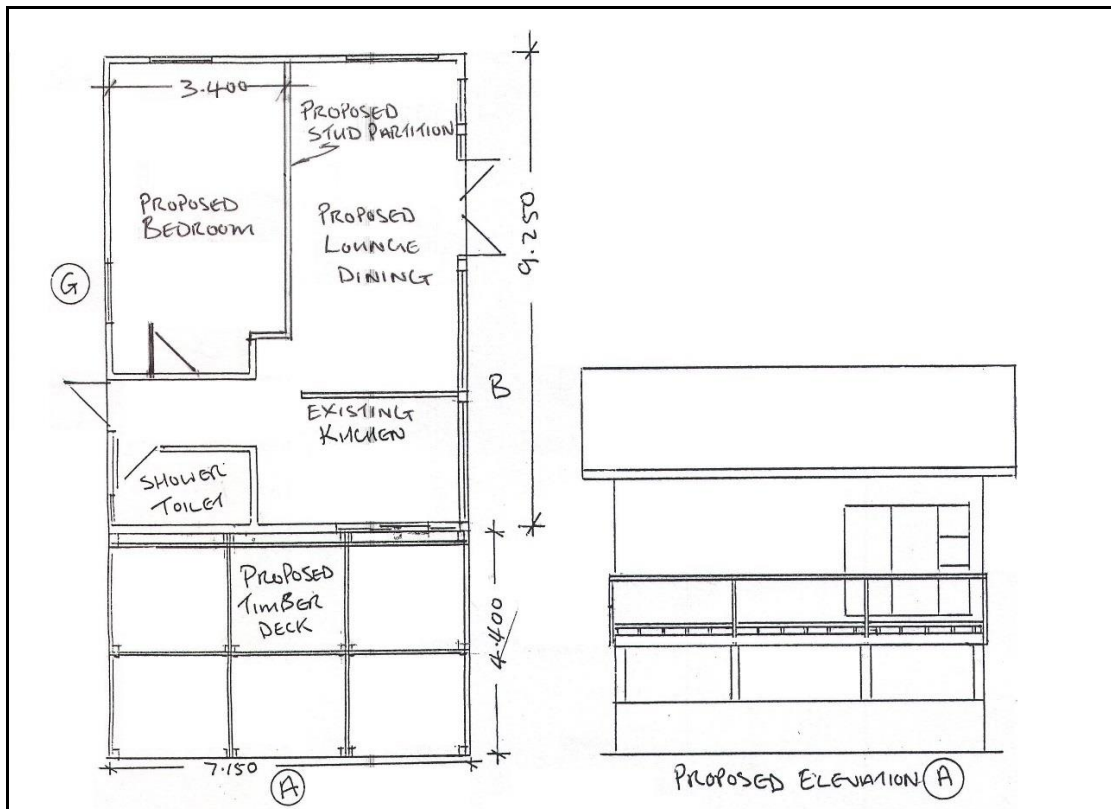
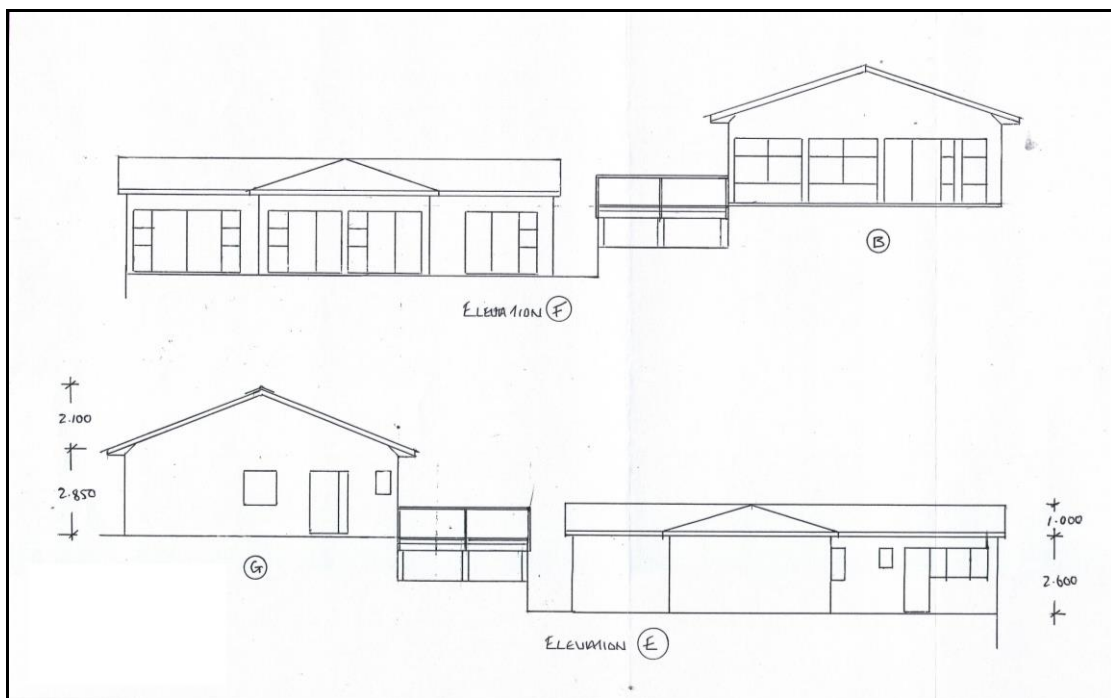


Diagram 5: Section A-A



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or members of the public. However, there were two comments received from *Connect St. Helena – Electrical Division* and from *Roads Section* as detailed below.

Connect St. Helena – Electrical

Contact Connect office for any relocation/ disconnection or reconnection of electricity supply.

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, f, g and h)
- Housing Policies: H1 a), b), H2
- 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
- Housing Strategy 2015

OFFICER'S ASSESSMENT

Considering this proposal for a change of use from a shop (Use Class A1) to a residential dwelling (Use Class C3), the overall structural changes are minimal, consisting of; one internal modification by means of a partition wall and the addition of a timber deck to the front of the dwelling. The purpose of the converted building is to serve as an independent living space for the Applicant's daughter.

The intention is for the shop business to continue by relocating to the incomplete building opposite, which is a proposal that is currently in the planning process (Planning Application 2025/24), seeking permission to complete the partially built, two-storey building to serve as a shop and storage.

The proposed use as residential development is considered under the relevant housing policies and the Housing Strategy. The dwelling would be located in an existing mainly residential area and represents in-fill development, as such, it is considered that the proposal would be acceptable in principle.

In relation to the details of the proposal, the Housing Strategy does not indicate a minimum size requirement for a one-bedroom property, albeit the proposal meets the requirements for room sizing, where the bedroom measures approximately 21m², and the kitchen 10m², and is therefore considered that it would meet the room standards and be acceptable in line with the Housing Strategy. Smaller dwellings will also help with providing cheaper accommodation.

Based on the details outlined above, it is not considered that there would be any harm arising to future occupiers of the dwelling nor will it pose as an adverse impact on the character or amenity of the local area.

As the building has a shower and toilet already, *Connect St. Helena Water & Sewage Division* has provided a 'no objection' response to the application consultation, due to the property's existing connections.

Overall, this proposal complies with the relevant policies and is considered to be acceptable.

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