

## Planning Officer's Report – LDCA AUGUST 2025

<b>APPLICATION</b>	<b>2025/39</b> – Proposed Construction of Two Bedroom Dwelling
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	17 <sup>th</sup> June 2025
<b>APPLICANT</b>	Christine Benjamin
<b>PARCEL</b>	LWN0505
<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>▪ Sentinel Newspaper on 19<sup>th</sup> June 2025</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	4 <sup>th</sup> July 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
5. Property Division	No Objection
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Objection
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	Not Applicable

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

This plot is located within Bottom Woods West Comprehensive Development Area (CDA). The site is designated within the Intermediate Zone and has no conservation area restrictions.

**Diagram 1: Location Plan**

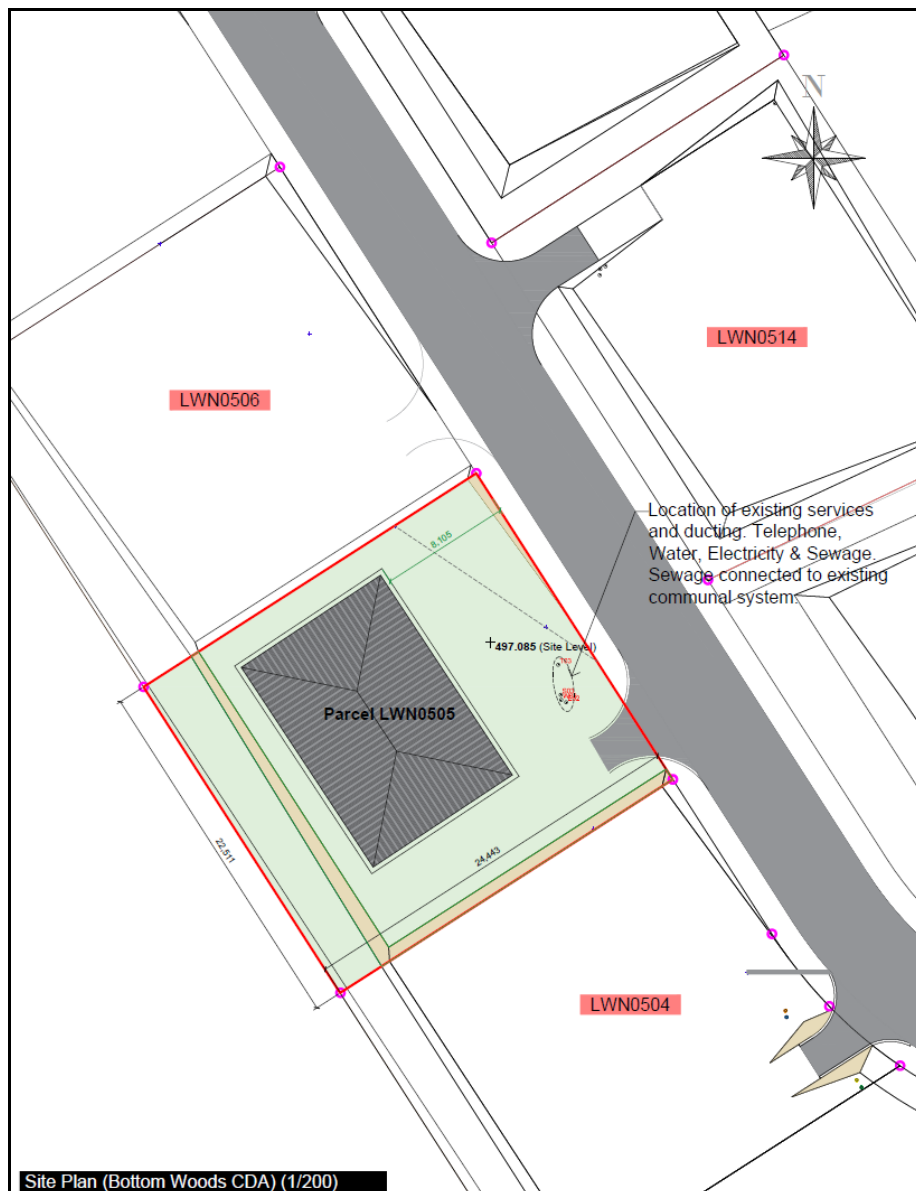


## PROPOSED DEVELOPMENT

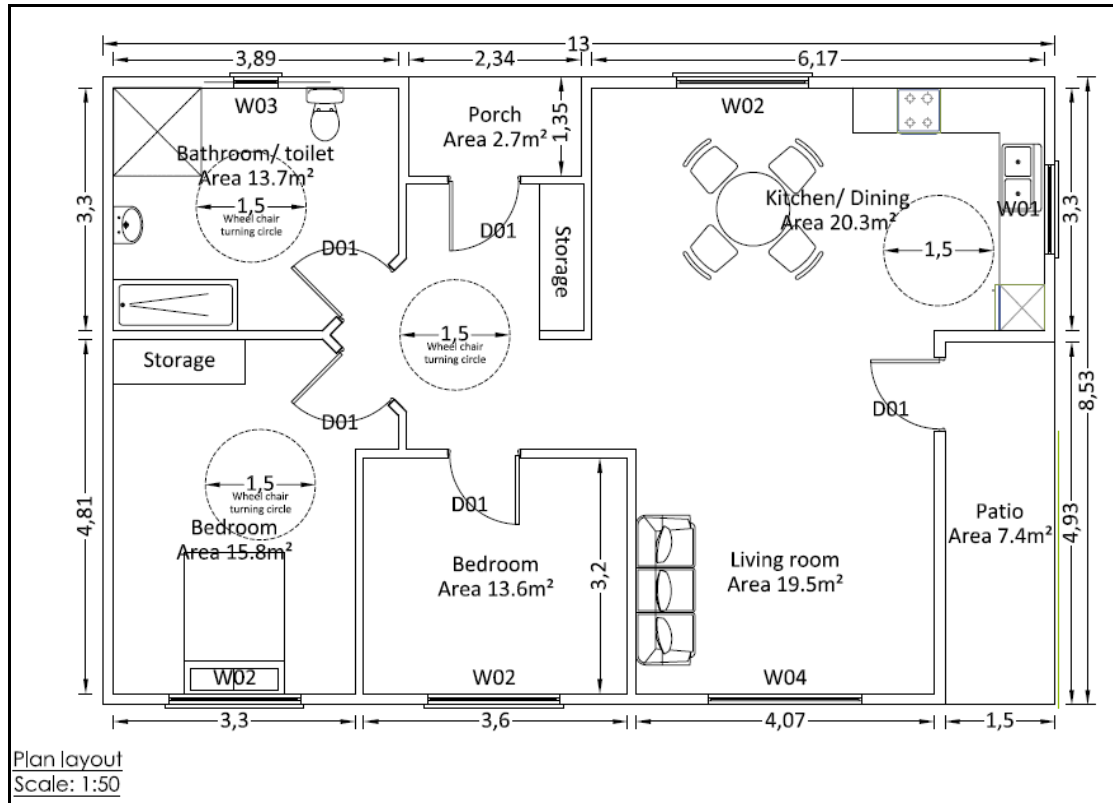
The plot had been previously excavated as part of the approved application referenced 2019/70 for the CDA. The application is to now construct a two bedroom dwelling orientated in a north easterly direction. The floor layout of the dwelling will comprise an open planned kitchen, dining and lounge area, two bedrooms, shared bathroom, porch area 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 111m<sup>2</sup>.

Existing services in the form of ducting for sewage to the communal system, electricity, water and telecommunications is also available to be connected to on the eastern side of the plot.

**Diagram 2: Site Layout**



**Diagram 3: Floor Layout**



**Diagram 4: Elevations**



## STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received.

## 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 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 facing a north easterly direction, coinciding with neighbouring development. The house design in its layout, form and appearance will be 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.

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.