

## Planning Officer's Report – LDCA AUGUST 2025

<b>APPLICATION</b>	<b>2025/40</b> – Proposed Construction of a Two Bedroom Dwelling
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	17 June 2025
<b>APPLICANT</b>	Angelo Moyce
<b>PARCEL</b>	LWN0514
<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>▪ The Sentinel &amp; Independent Newspapers on 19 June 2025</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	04 July 2025
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

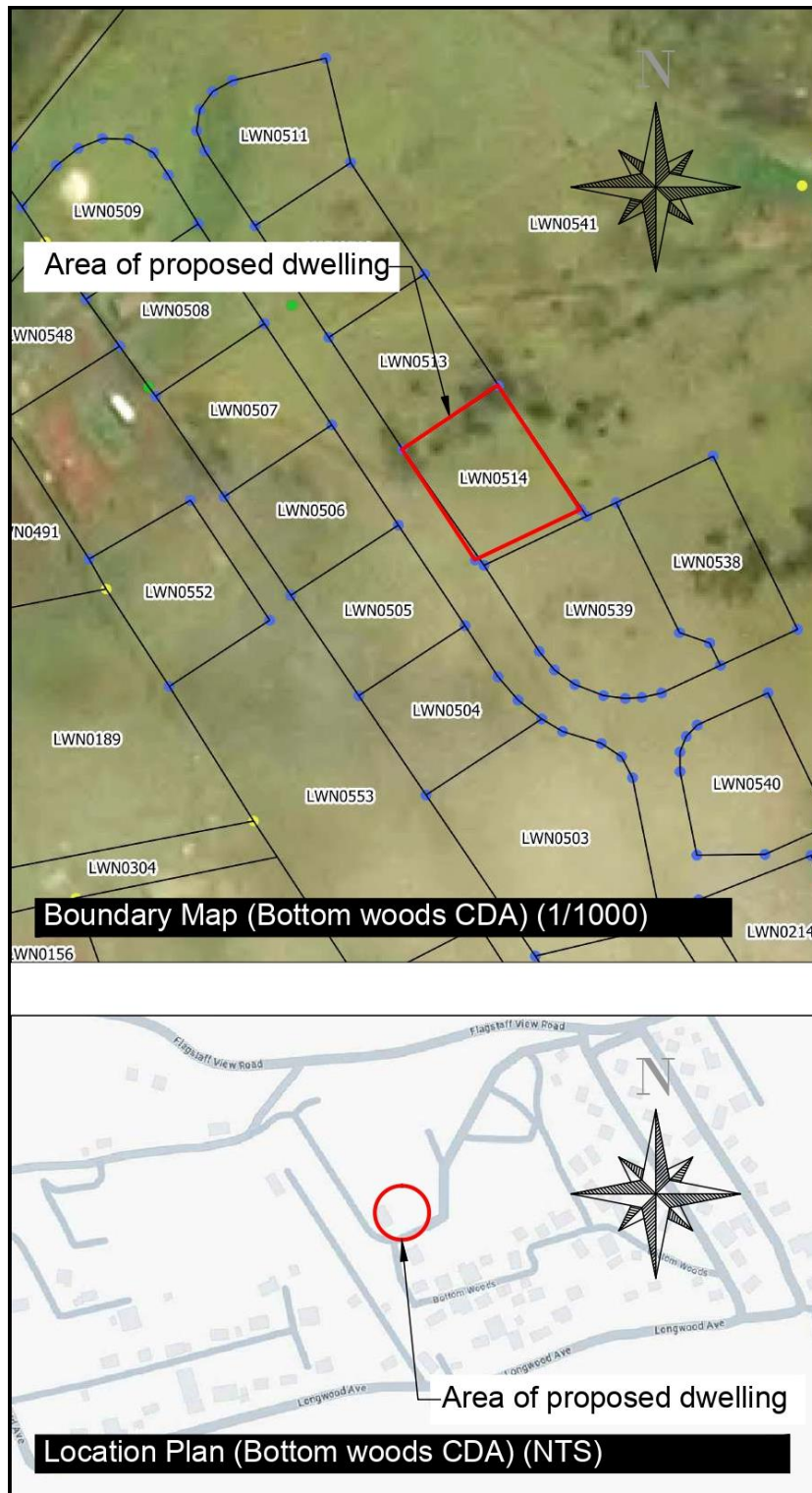
1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
5. Property Division	No Objection
6. Environmental Management	No Response
7. Environmental Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena 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	No Response

## 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**



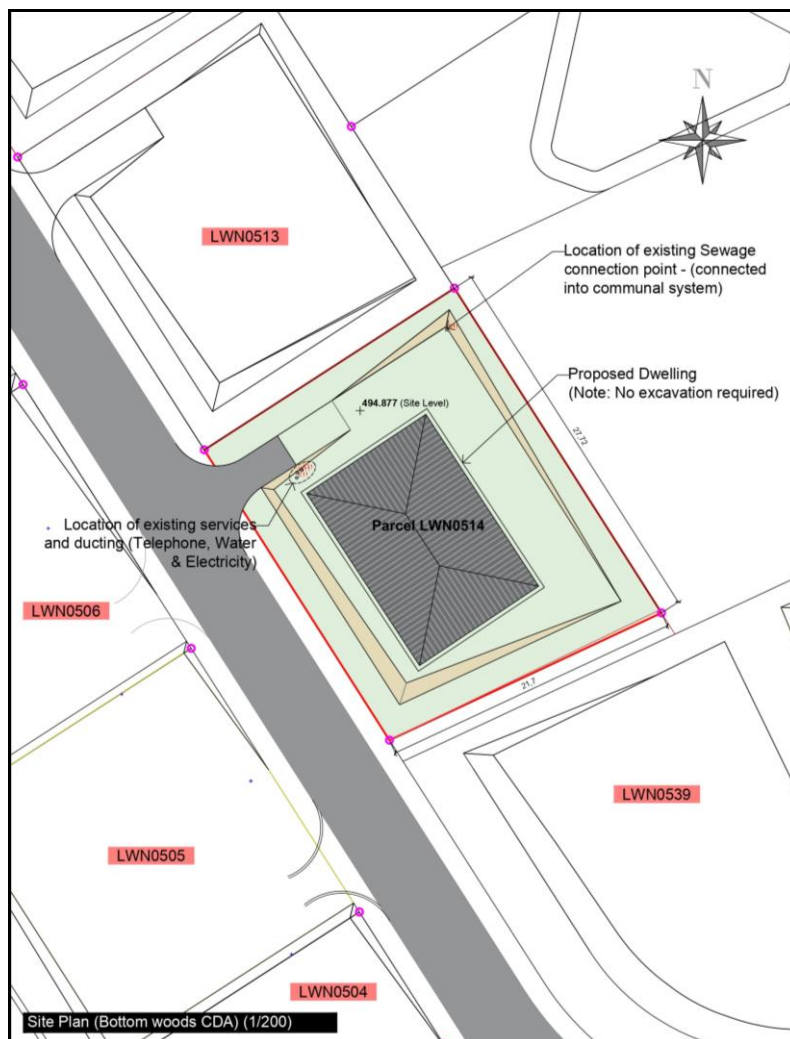
## PROPOSED DEVELOPMENT

The Applicant proposes to construct a two bedroom dwelling on a plot of land within the Comprehensively Development Area (CDA) located in Bottom Woods. The site has already been excavated as part of previously approved application 2019/70 for the CDA.

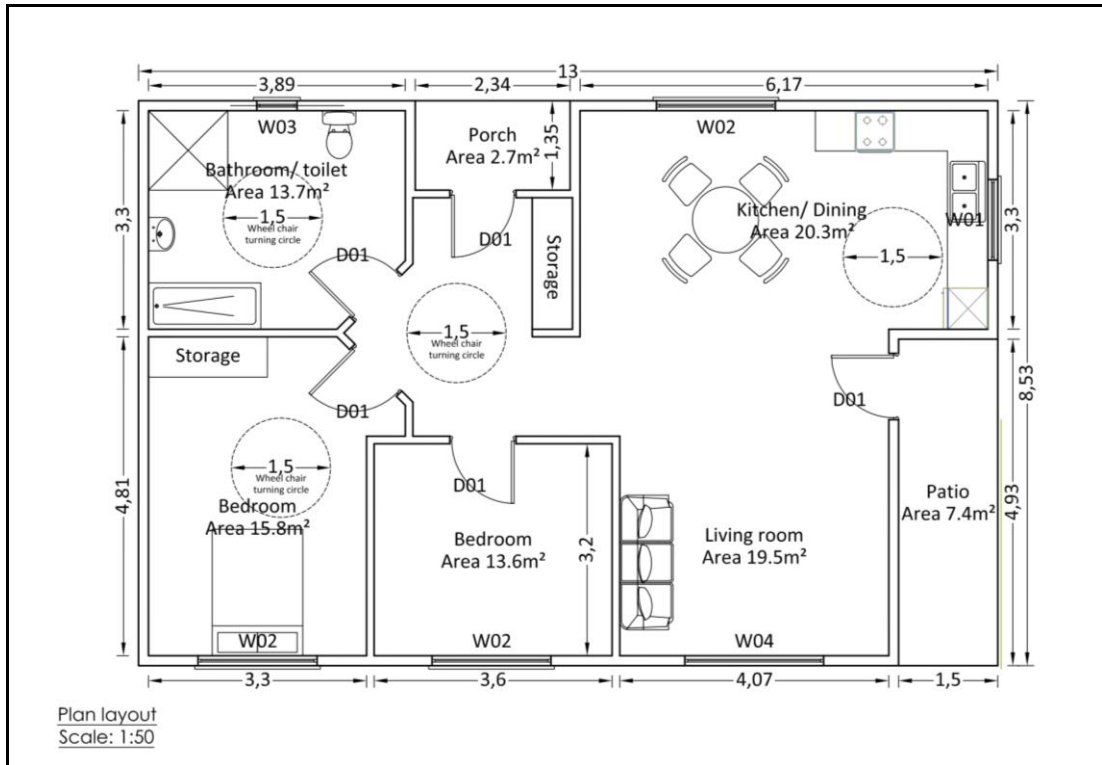
The dwelling will be orientated to the Northeast. The floor layout design is an open-plan kitchen, dining and living room area that leads out to a patio space to the front and Northeast of the house and the two bedrooms are situated to the front and east/ southeast side of the dwelling. The family bathroom and porch area is located to the back and south/ southwest of the house. The building will be constructed from concrete blockwork, rendered then painted. Material used for the roof will be 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, water and telecommunications is also available to be connected to on the North/ Northwest side of the site.

**Diagram 2: Site Plan**

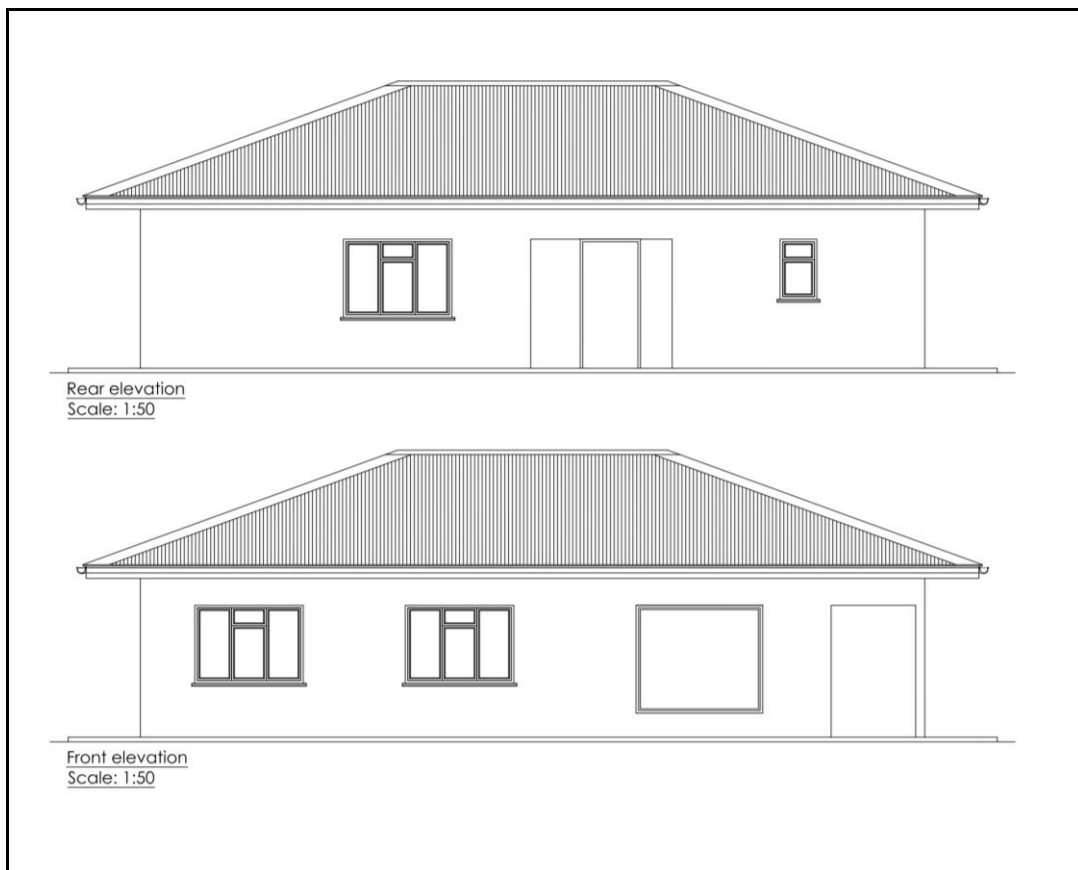


**Diagram 3: Floor Plan**

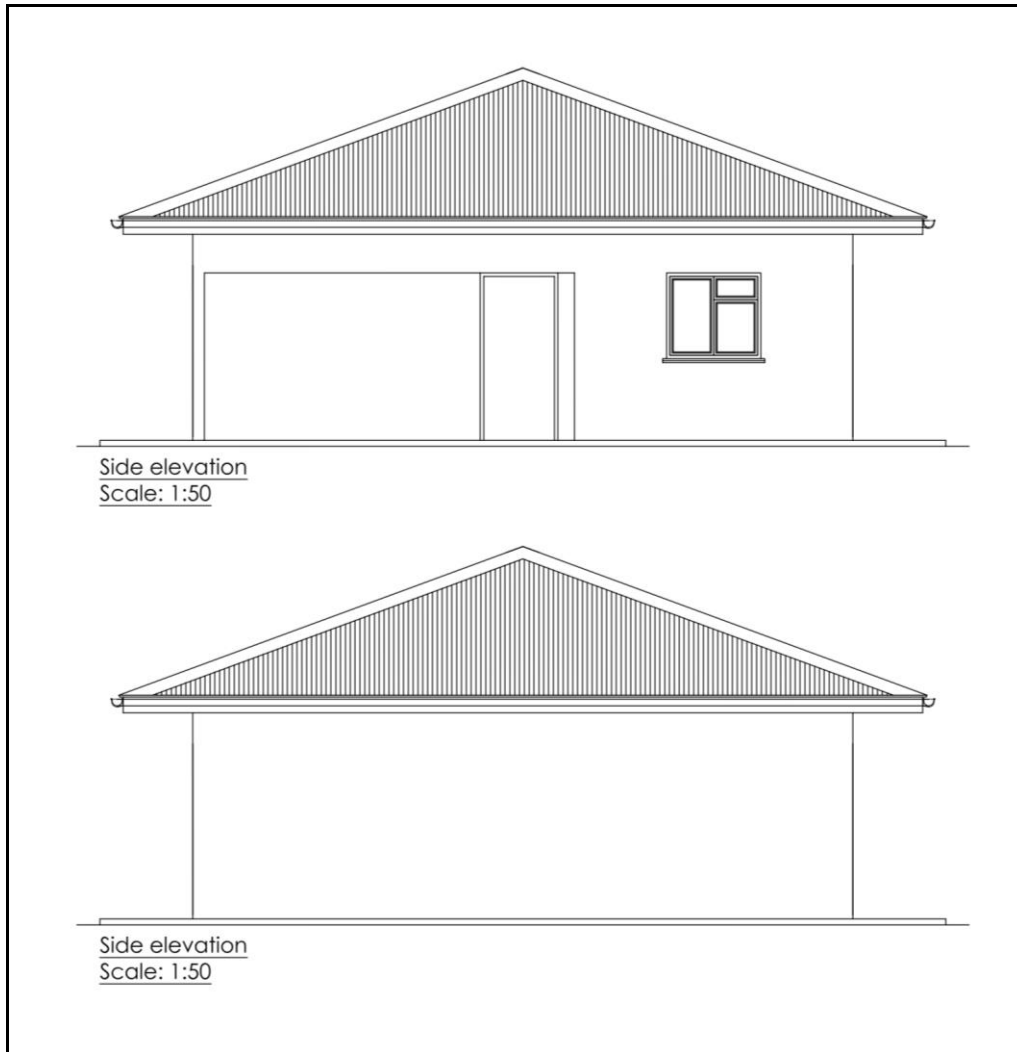


**Diagram 4: Elevation Plans**

**Front & Rear Elevations**



## Side Elevations



## STAKEHOLDER FEEDBACK & REPRESENTATIONS

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

## 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 considering the proposed development, the site is part of a Comprehensive Development Area (CDA) that has been prepared for residential development, including access roads and services under development permission referenced 2019/70.

The siting of the development has been determined by the already excavated site, so that it will be in unison with the orientation of existing and future developments of this CDA, facing in a Northeast direction.

The design is coherent with existing development and within itself, in terms of its layout, form and appearance. The purpose being for residential 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.