

## Planning Officer's Report – LDCA AUGUST 2025

<b>APPLICATION</b>	<b>2025/45</b> – Proposed Covered Area
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	1 <sup>st</sup> July 2025
<b>APPLICANT</b>	Alan Joshua
<b>PARCEL</b>	HTH1344
<b>LOCALITY</b>	Joshies Roadside Drop-In, Half Tree Hollow
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Takeaway
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper on 3<sup>rd</sup> July 2025</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	17 <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 Response
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
5. Property Division	No Objection
6. Environmental Management	No Objection
7. Public Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response
10. Aerodrome Safe Guarding	Not Consulted
11. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response
15. Maritime	Not Applicable

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

This development site is located at Joshies Roadside Drop-In, near the Salvation Army Hall, Half Tree Hollow. The site is designated within the Intermediate Zone and has no conservation area restrictions.

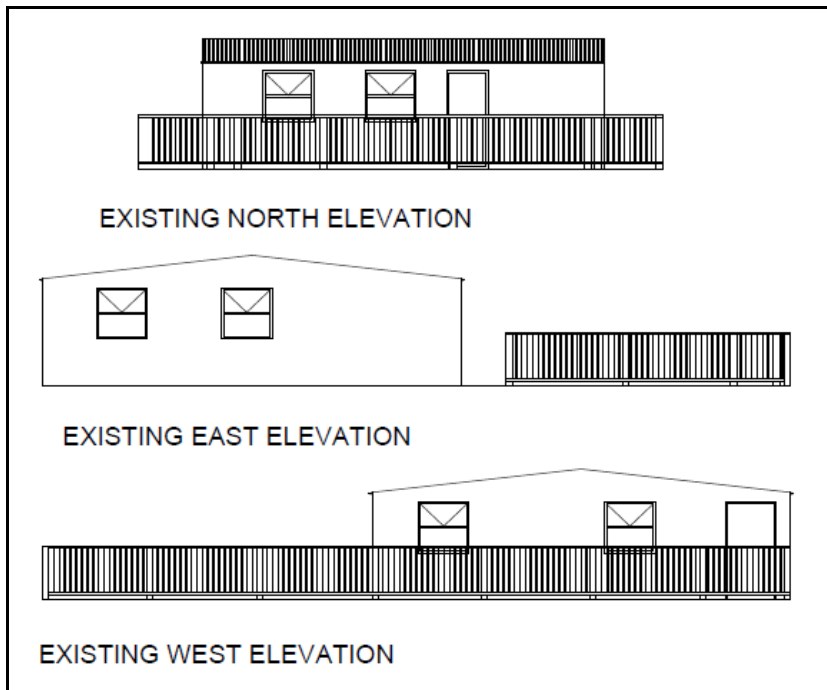
**Diagram 1: Location Plan**



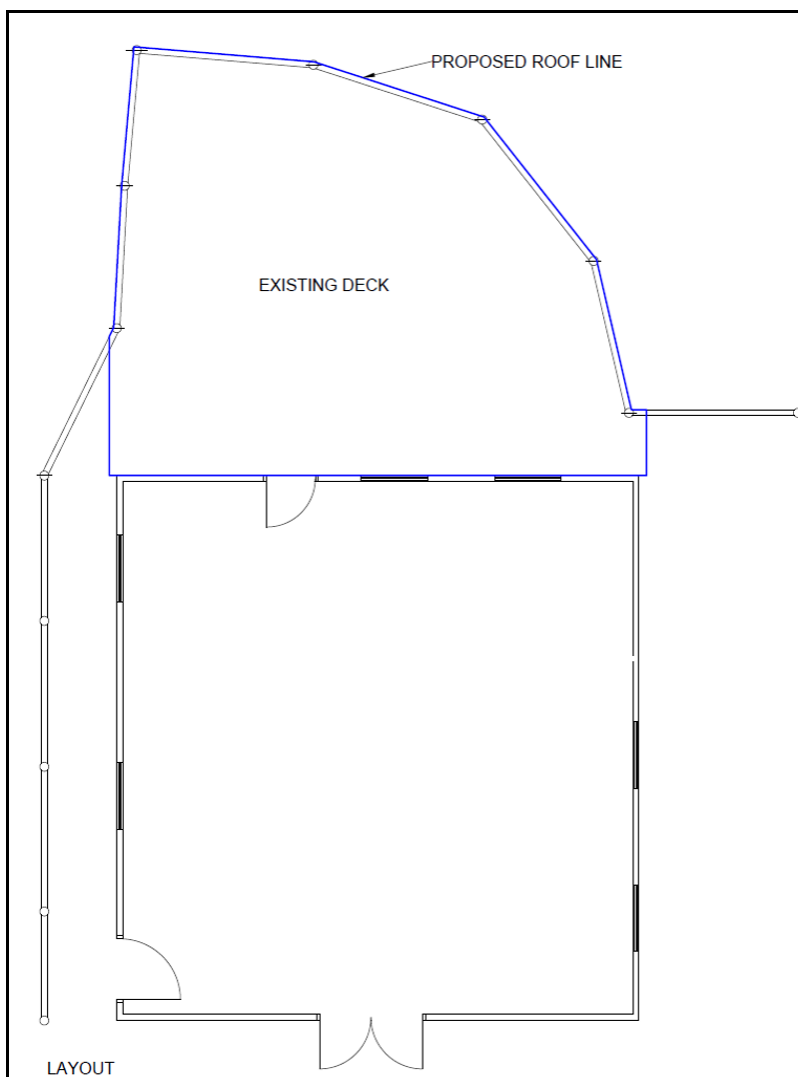
### PROPOSED DEVELOPMENT

The proposed development is to construct a covered area over the existing decked area to the north west of the main building. Currently the area is relatively exposed and during inclement weather conditions is not ideal for customers and staff, due to its elevated position. The covered area will be supported by timber posts and covered with polycarbonate roof sheeting. The roof design will be a mono-pitched design sloping from south east to north westerly direction and affixed just beneath that of the main building. Rainwater will be collected in existing water storage.

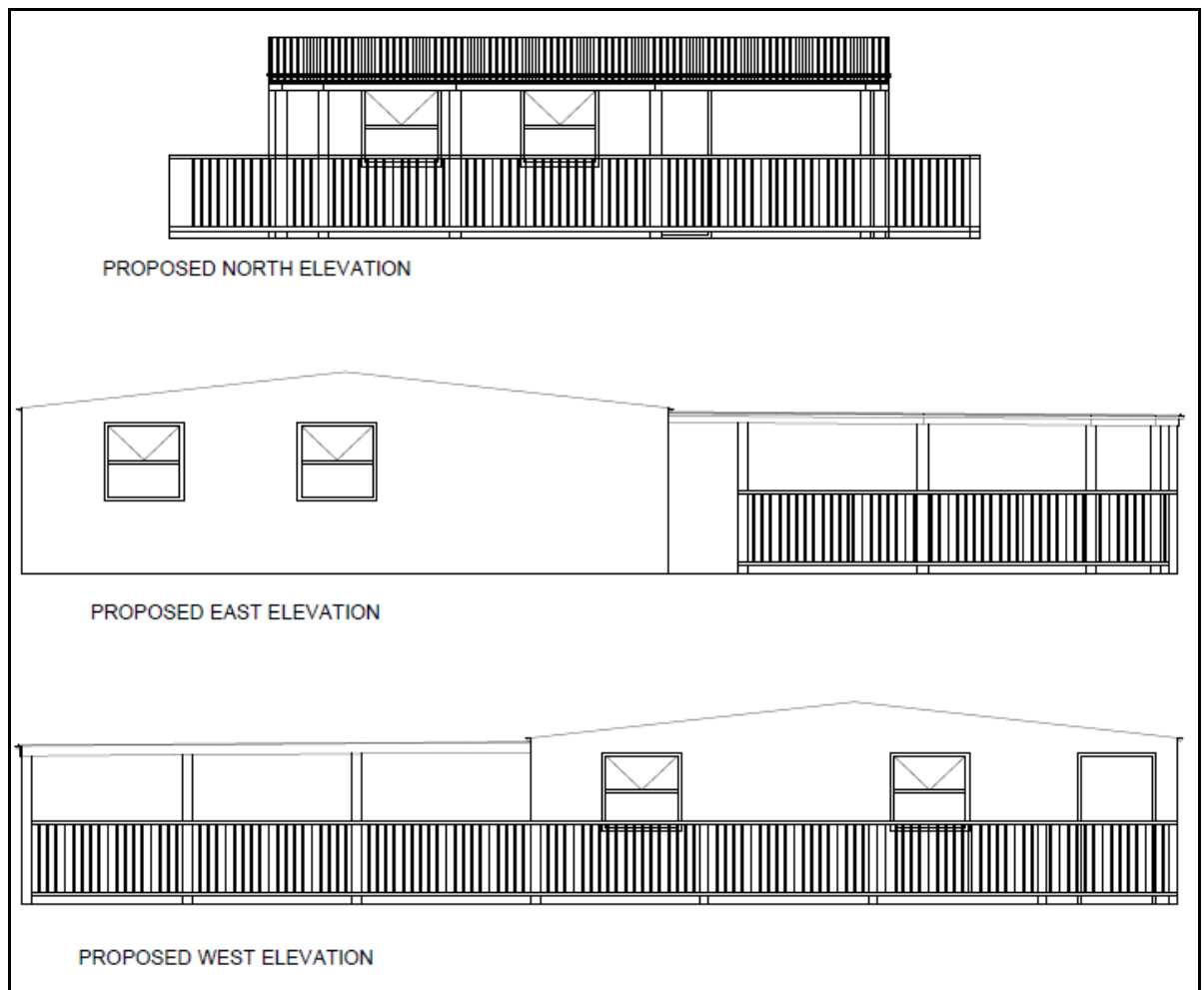
**Diagram 2: Existing Elevations**



**Diagram 3: Proposed Extent of Roof**



**Diagram 4: Proposed 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)
- Sewage, storm and Drainage: Policies SD1 (b, c)

### **OFFICER'S ASSESSMENT**

In assessing the proposed development, the covered area to be constructed will be carried out on the existing deck, resulting in no additional site coverage of the development. The development is covering an area to allow safe and improved functionality of the service provided, and the design of the covered area will not cause an adverse impact on the appearance of the building or negatively affect that of surrounding development. Stormwater will be managed by existing water storage tanks.

Overall, the development is in compliance with the relevant policies.

