

Planning Officer's Report – LDCA 21 AUGUST 2025

APPLICATION	2025/46 – Proposed Construction of a Two Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	17 June 2025
APPLICANT	Alex Langham
PARCEL	LWN0509
LOCALITY	Bottom Woods Comprehensive Development Area
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant/ Excavated Site
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ The Sentinel Newspaper on 03 July 2025▪ A site notice displayed in accordance with Regulations.
EXPIRY	17 July 2025
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

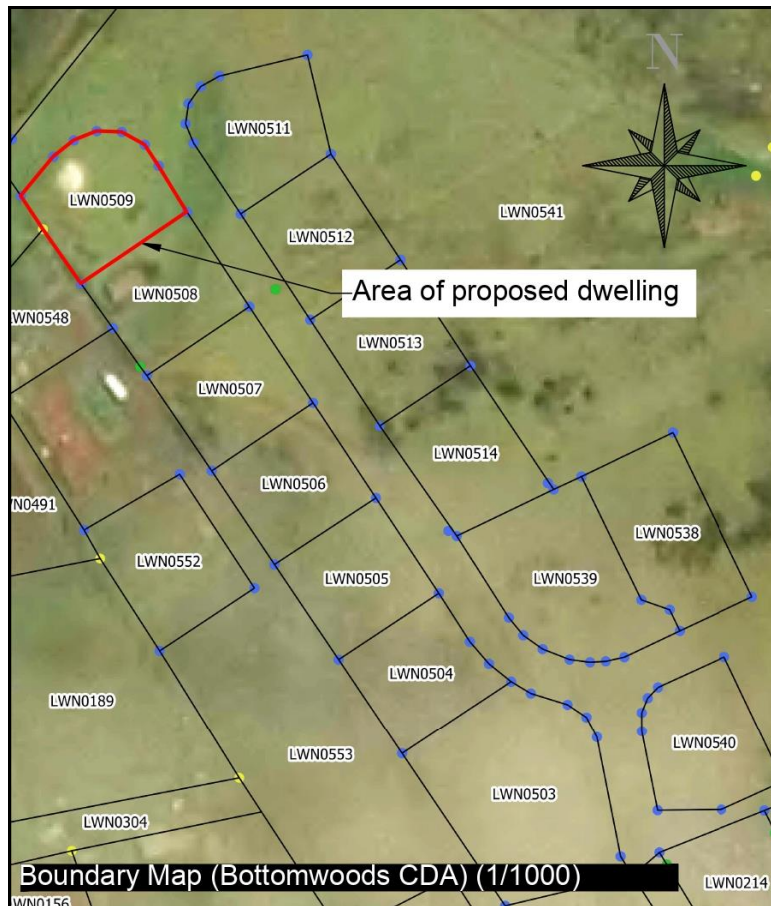
1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
5. Property Division	No Objection
6. Environmental Management	No Objection
7. Environmental Health	No Objection
8. Agriculture & Natural Resources	No Objection
9. St Helena Police Services	No Objection
10. Aerodrome Safe Guarding	No Response
11. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection
15. Maritime	No Objection

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 Comprehensive 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 Northwest. The floor layout design is an open-plan kitchen and dining area located to the back and Southwest, with a central, open dividing wall, creating a corridor to the rest of the dwelling. The lounge is located front and central of the house that leads on to a patio area and the master bedroom is situated to the front and Northeast. The second bedroom and toilet is located to the back and Southeast and the family bathroom and utility room is located to the east of the house. An adjoining garage is situated to the west of the dwelling.

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 130m².

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 east side of the site.

Diagram 2: Site Plan

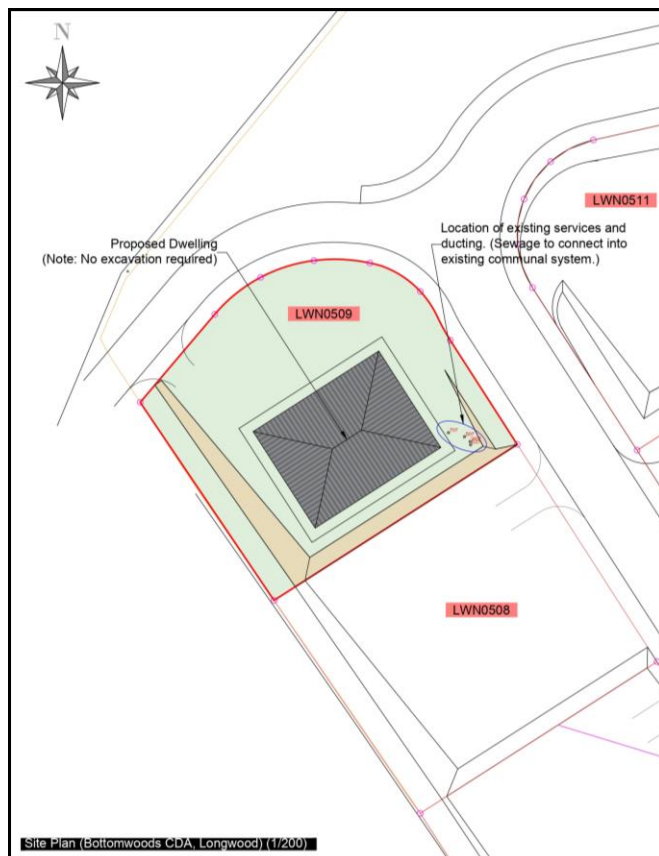


Diagram 3: Floor Plan

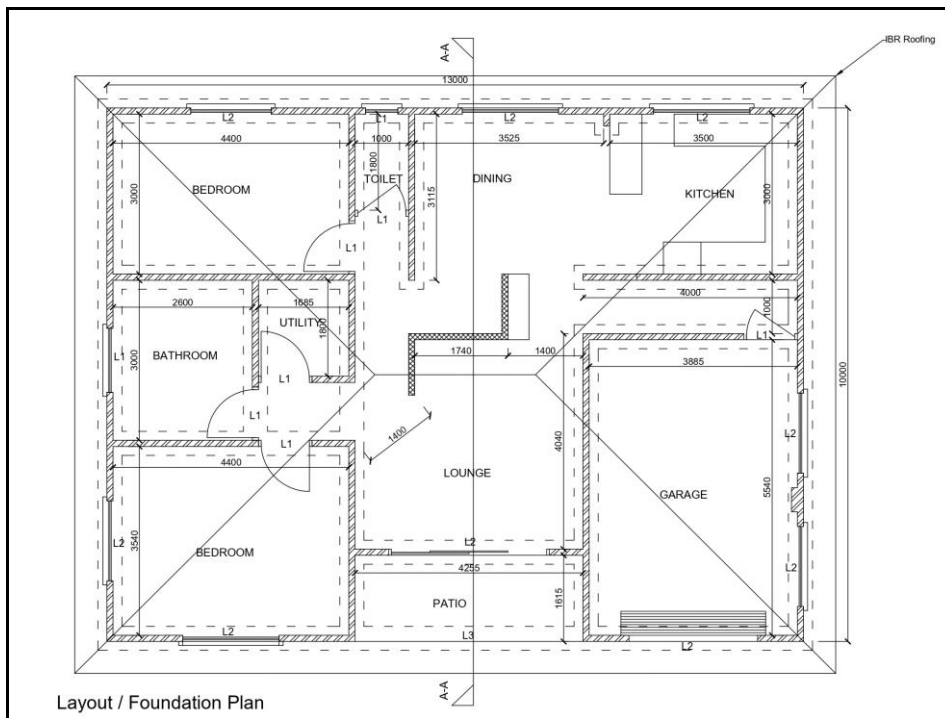
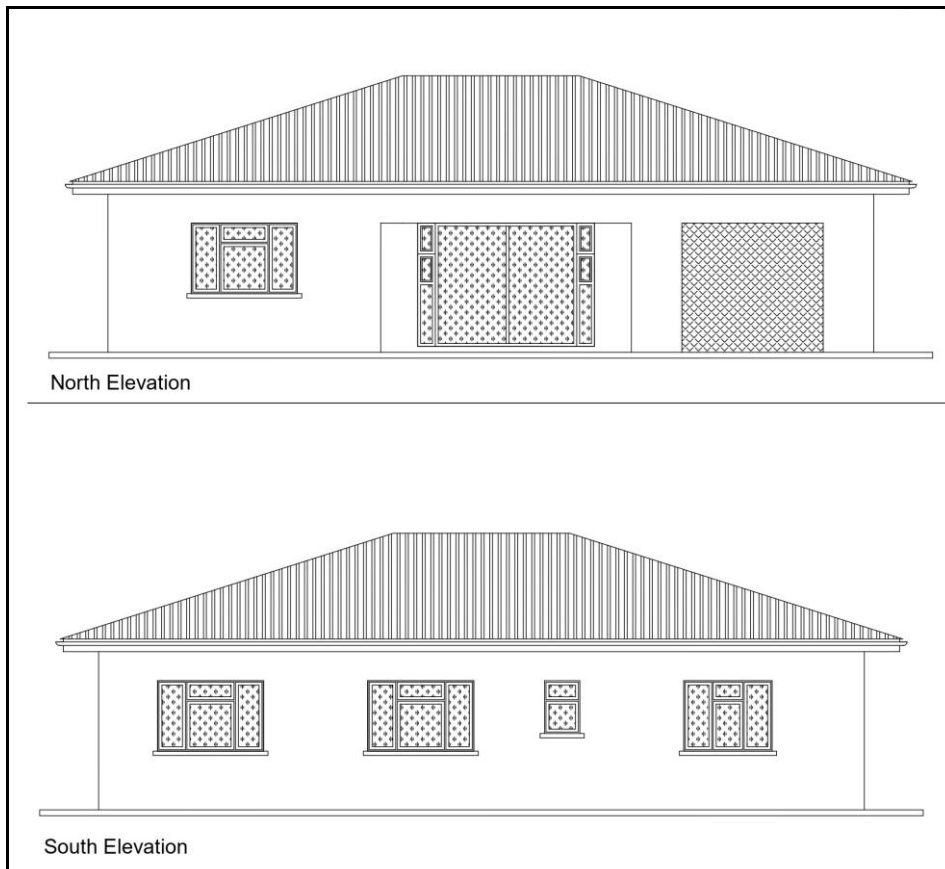
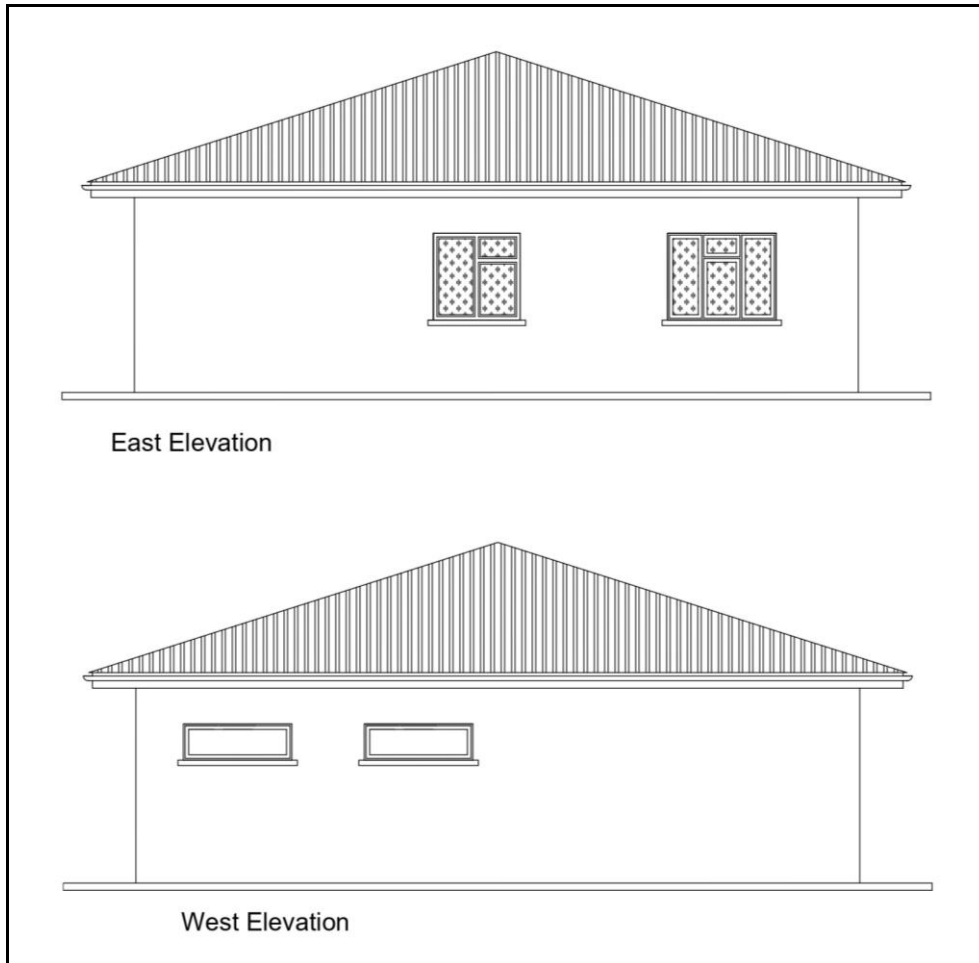


Diagram 4: Elevation Plans

North & South 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) 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, H.2, H.4, H.5 and H.9
- Water: Policy W.2, W.3
- Sewage, Storm and Drainage: Policies SD1 (b, c), SD3, SD4 and SD7
- Road and Transport Policies: RT1 (c and d), RT3 and RT7

OFFICER'S ASSESSMENT

In evaluating this development proposal, the site is part of Bottom Woods Comprehensive Development Area (CDA) which has been prepared for residential development, including access roads and services under development permission referenced 2019/70. The proposal complies with Policies H.2 and H.4 of the LDCP in this respect.

The siting of the development has been determined by the already excavated site, with the dwelling orientated to the Northwest. It is located at the end of a series of plots that comprises the Bottom Woods CDA.

This development will be the Applicant's principal home, which is the intended purpose and provision of the CDA. The design of the house is coherent with existing development in the CDA and within itself, in terms of its layout, form and appearance and is not materially damaging to the amenity of existing development. All services are provided for in terms of utilities and parking spaces. This is in line with Policy H.9 of the LDCP.

The dwelling would meet Water Policy W2 as it would minimise water demand and provide potable water supply in line with Policy W.3.

The proposal would provide a garage and space for an external parking area in line with Road and Transport Policy RT.7 which requires dwellings to provide 2 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.