

## Planning Officer's Report – LDCA AUGUST 2025

<b>APPLICATION</b>	<b>2025/47</b> – Proposed Construction of a Two Bedroom Dwelling
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	1 <sup>st</sup> July 2025
<b>APPLICANT</b>	Lori Pinter
<b>PARCEL</b>	NG0518
<b>LOCALITY</b>	New Ground
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Vacant
<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

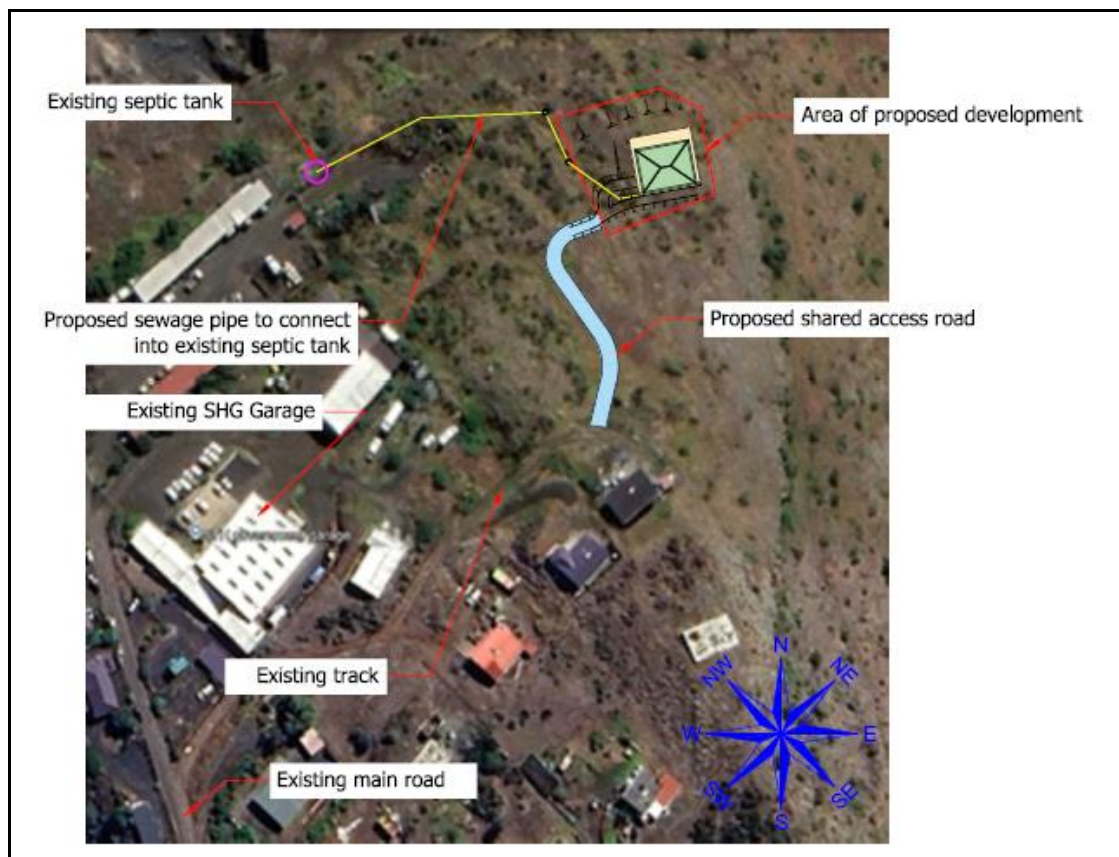
1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
5. Property Division	No Objection
6. Environmental Management	No Objection
7. Public Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police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

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

This plot is located within the New Ground area, approximately 100m east of the St Helena Government Transport Section, where it is designated within the Intermediate Zone and has no conservation area restrictions

**Diagram 1: Location Plan**

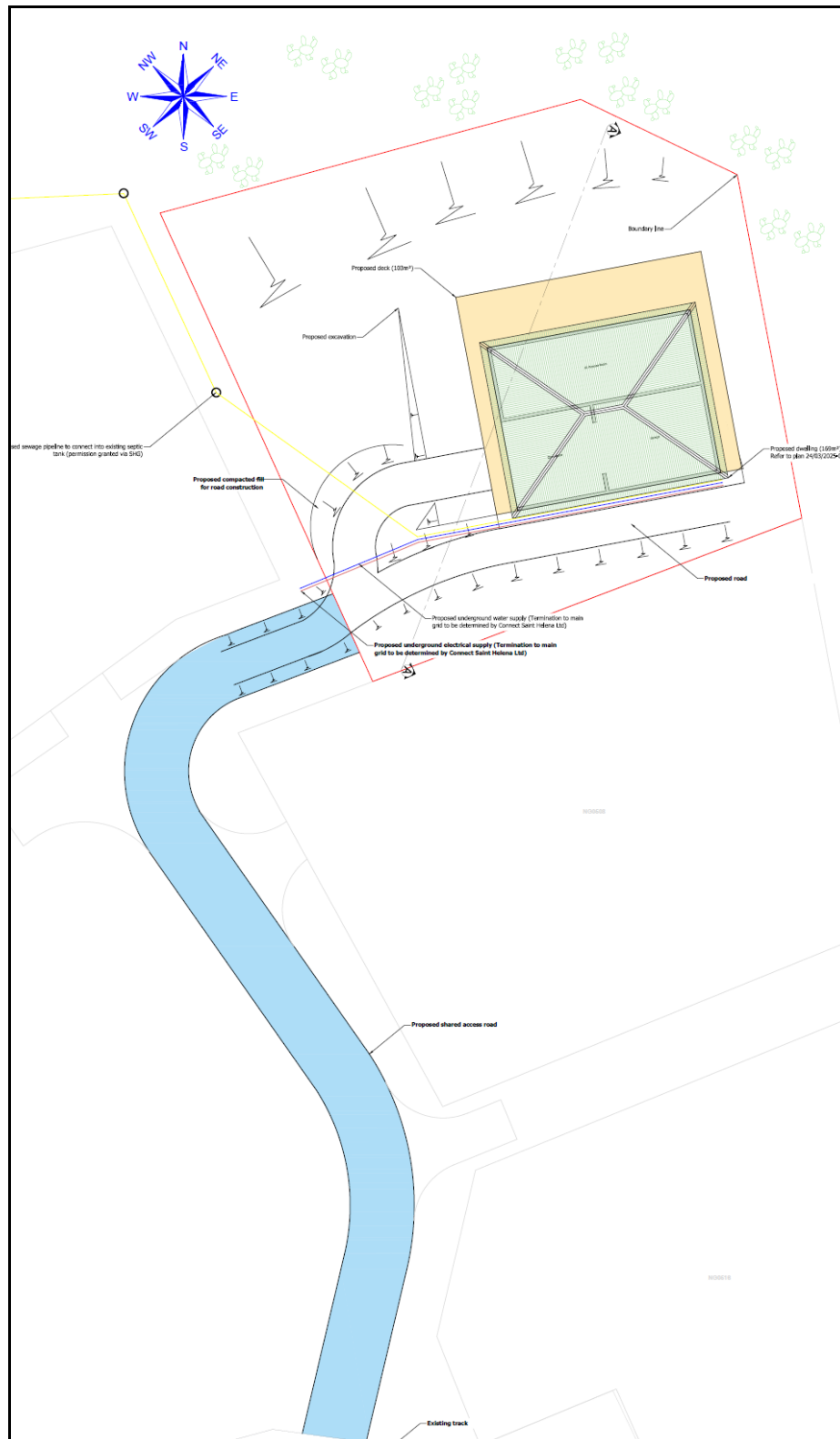


### PROPOSED DEVELOPMENT

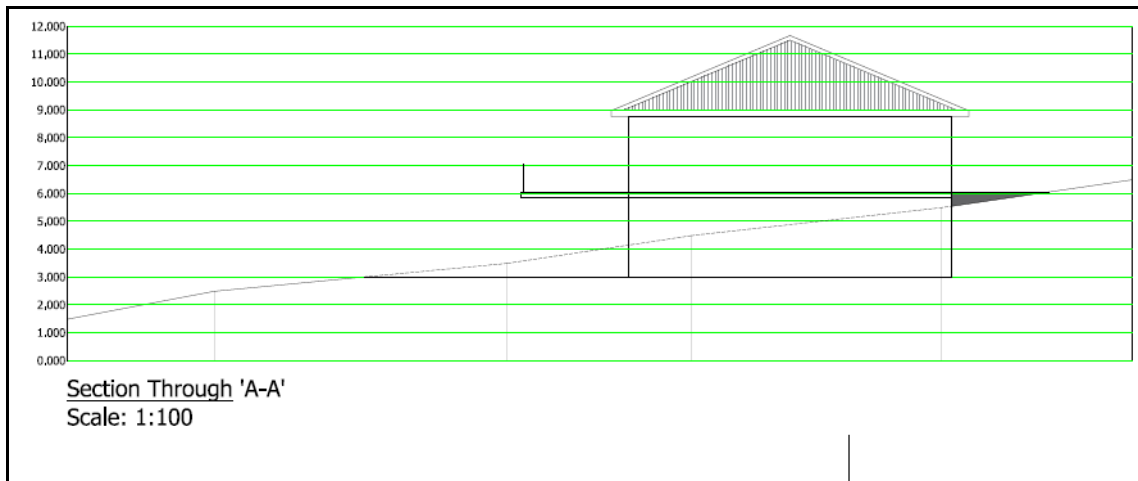
The proposal is to construct a new dwelling on this portion of land, where this will be of a two storey design, comprising an open planned kitchen, dining, lounge, sitting/game area, large balcony, office, master bedroom with en-suite and closet, shared bathroom, second bedroom, pantry and mud room on the first floor. The ground floor will consist of a garage, all purpose room and covered area. The external walls will be constructed from concrete blockwork, plastered then painted. The roof style of the dwelling will be of a hip design with the roof sheeting being IBR. Access will be gained from the existing track to the south west, where new access will traverse over Crown land. Excavations in the form of cut and fill will be carried

out resulting in an embankment height just shy of 3m. The house will orientate at a North, North West with parking space amenities available to the south of the plot on the top platform. Electricity and water infrastructure is available west of the plot, and sewage can be connected into the existing communal septic tank adjacent to the St Helena Government Roads Compound to the North West.

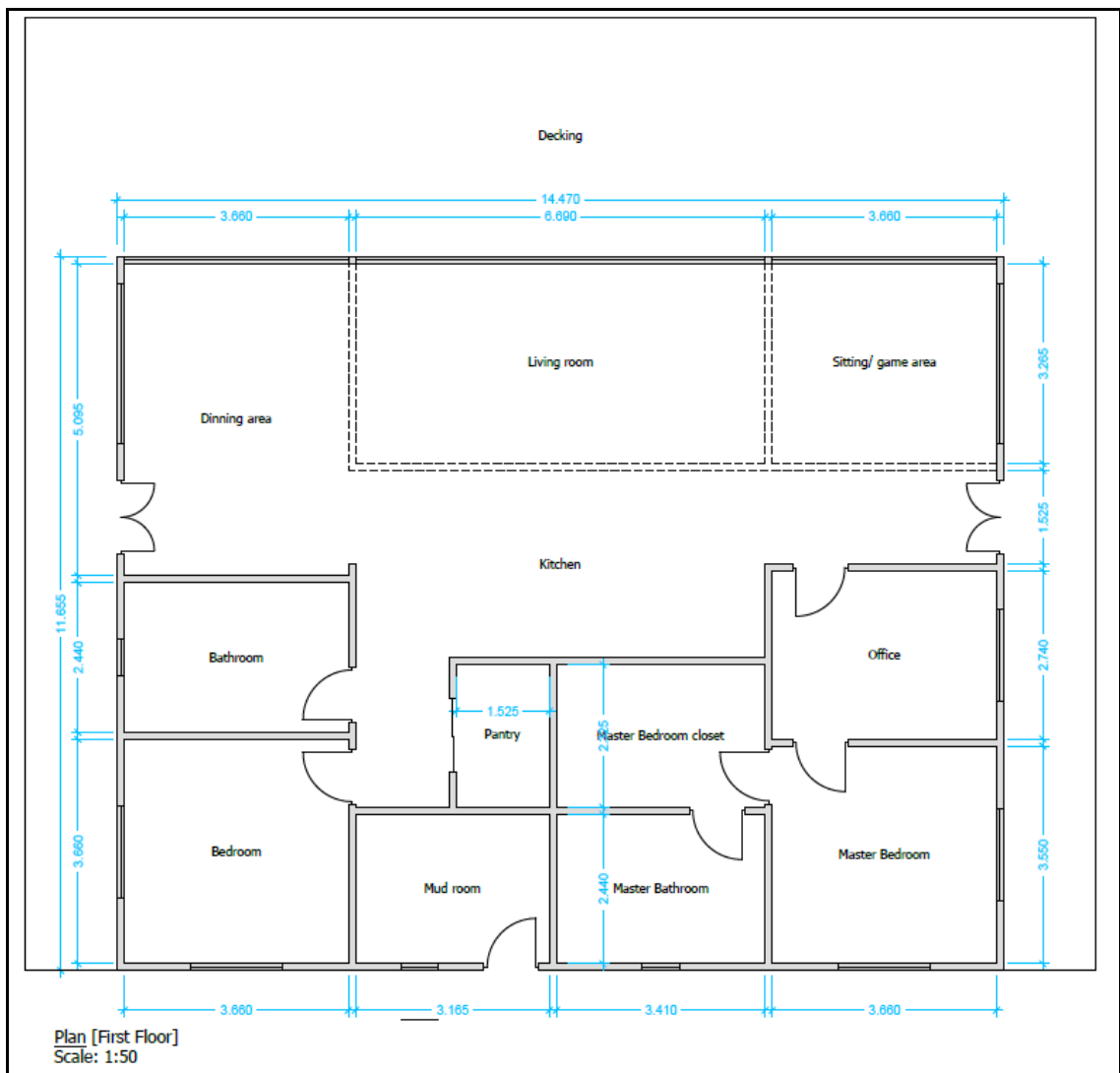
**Diagram 2: Proposed Site Plan**



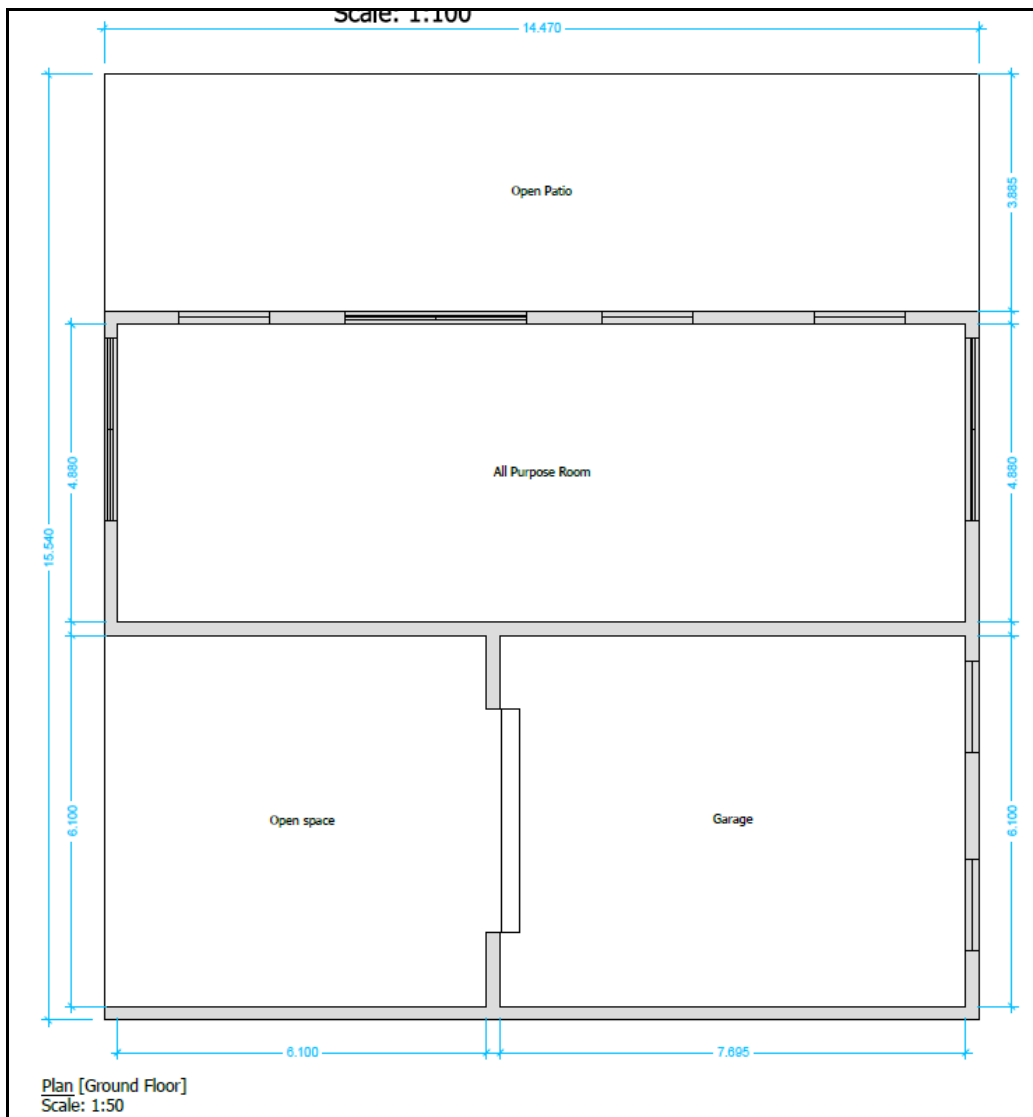
**Diagram 3: Proposed Site Section**



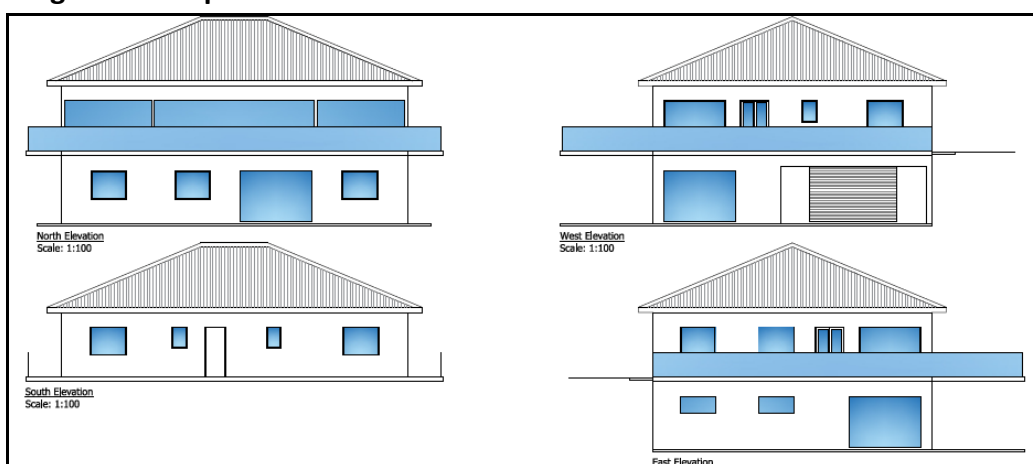
**Diagram 4: Proposed First Floor Layout**



**Diagram 5: Proposed Ground Floor Layout**



**Diagram 6: Proposed 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: H1, 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 development to the policies, the proposal considers the topography of the land, siting, details and is coherent within itself in terms of its design and characteristics of surrounding properties. The use of the land for residential purposes is conducive to existing land uses, whilst having all the necessary services to function as such, and will not adversely affect the amenity of the area. This development should encourage and allow further expansion of additional plot to the west, and therefore can be supported.