

Planning Officer's Report – LDCA SEPTEMBER 2025

APPLICATION	2025/18 – Proposed Loft Extension
PERMISSION SOUGHT	Full Permission
REGISTERED	29 th April 2025
APPLICANT	Alex Knipe
PARCEL	SH0346
LOCALITY	The Flagg, Levelwood
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 1st May 2025▪ A site notice displayed in accordance with Regulations.
EXPIRY	15 th May 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. Public Health	No Objection
8. Agriculture & Natural Resources	No Response
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	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located along the southern side of the main road at the Flagg, Levelwood, approximately 75 metres east of the junction towards Tagalate, where it is designated within the Intermediate Zone and has no conservation area restrictions

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The existing site is situated at a significantly lower elevation than the main road towards the Flagg, where the area is characterised with primarily residential development, being bungalows along this particular ridge. The proposal is to enclose the eastern elevation wall at the rear of the workshop with a window, and construct columns on the ground floor to support a loft extension. The loft will be constructed over the existing footprint of the house, and will be provided with access from former bedroom within the centre of the house, which will lead onto a landing area. The loft will comprise an open planned kitchen, dining and lounge, shared bathroom and storage space. A single dormer on the west elevation will be constructed with space for a balcony to be accessed from the lounge. A single velux window will be installed on the remaining elevations. The roof will be of a hip design with the dormer being pitched and being timber and fibre cement cladding. The coverings will

Electricity and water infrastructure is available in the area, and sewage will be connected to the existing septic tank and soakaway system. Given there is no increase in the number of users, there are no requirement to upgrade the system.

An aerial photograph of a residential area on a hillside. The houses are clustered together, with some featuring red roofs. The surrounding landscape is covered in dense green vegetation and trees. A red arrow points to a specific house in the middle ground. The sky is blue with scattered white clouds.

1 SITE PLAN
1 : 200

EXISTING SEPTIC TANK

EXISTING SOAKAWAY

EXISTING MAIN ROAD

SILVER HILL

EXISTING ACCESS ROAD

EXISTING YARD

FLAG

EXTENT OF EXISTING EXCAVATION

PLOT No. SH0346

PLOT No. SH0050

PROPOSED LOFT EXTENSION

CLIENT: MR. ALEX KNIFE

DATE: April 2025

SCALE (1:200)

DESIGN BY: P. SINGH

PROJECT No.: 1/2025

REVISION:

DWG NUMBER: A001

Diagram 4: Existing Layout & Elevations



Diagram 5: Proposed Ground Floor Layout

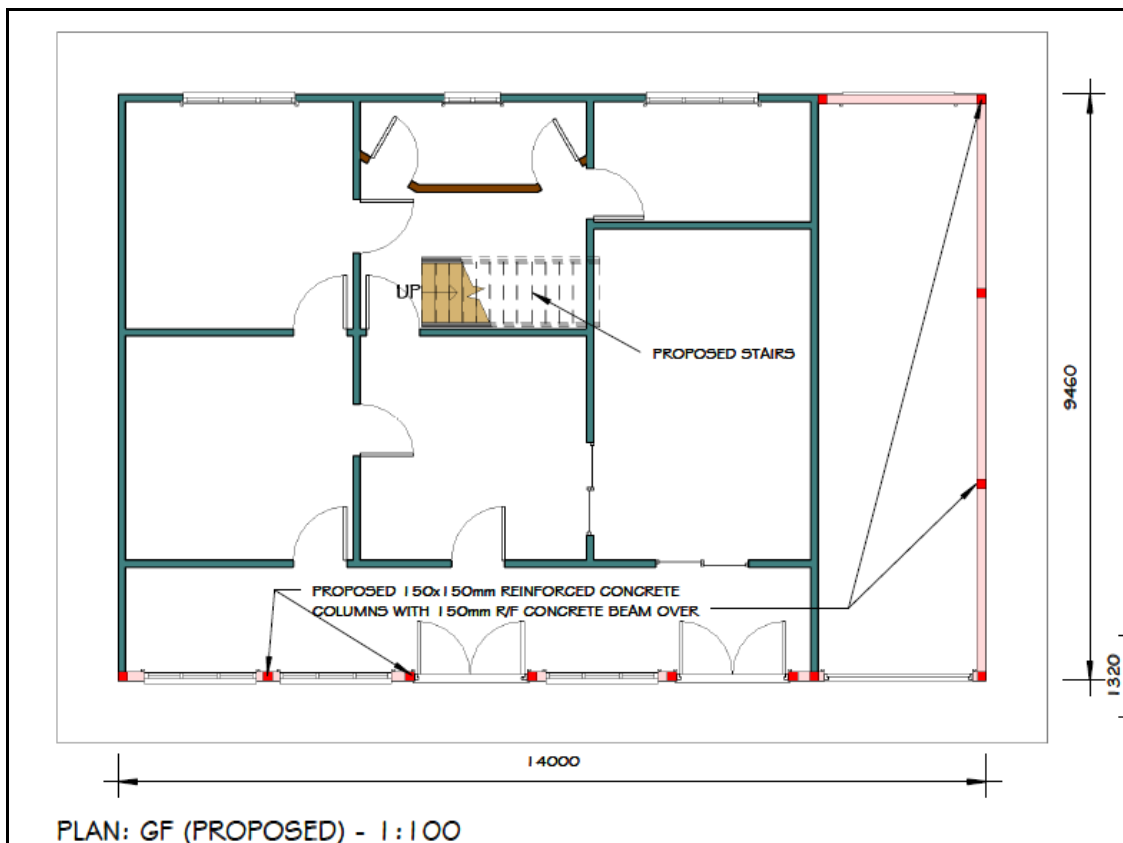


Diagram 6: Proposed Loft Layout

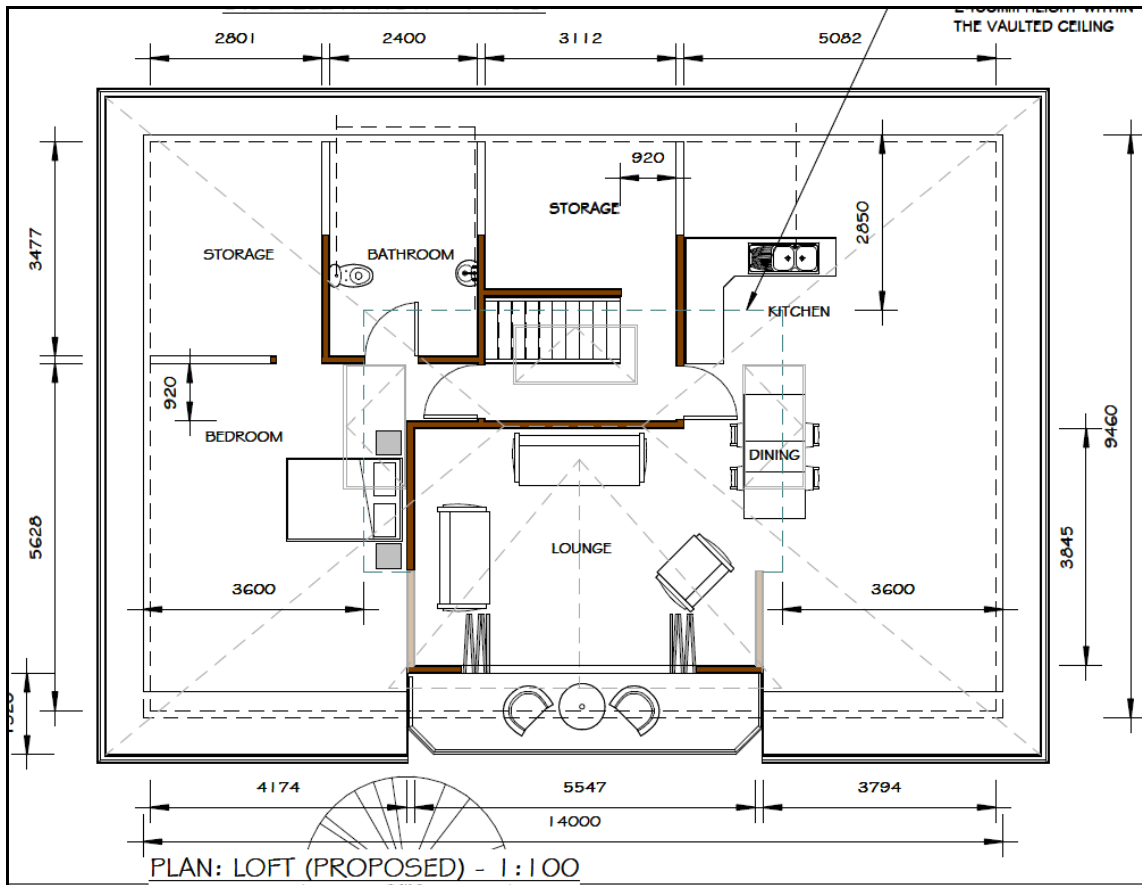
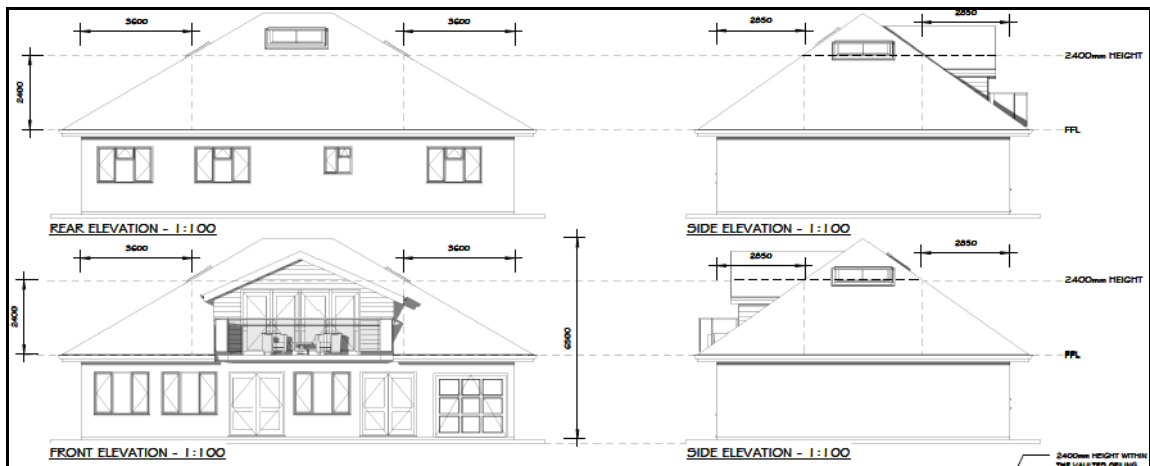


Diagram 7: Proposed Elevations



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 - 2022) that are applicable in the assessment of the proposed development are set out below:

- Intermediate Zone: Policies IZ1 (a, b, f, g)

- Water: Policy W2
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7
- Road and Transport Policies: RT7

OFFICER'S ASSESSMENT

In assessing the proposal, this development will result in the removal of the existing roof and a new loft extension carried out. The purpose of this extension is to create independent living space for a family member, however it will retain access internally and will not be self-contained. The use of the building will remain as is for residential purposes. In considering the visual impact of the development, the area is characterised with single-storey development however there has been approvals for loft extensions within the area, albeit not of a hip design. The hip design will be unique, nevertheless is still proportionate and coherent within itself. There will be no issues in terms of overlooking onto neighbouring property.

Overall, the development is considered acceptable as services can be provided and there will be no adverse impact on existing or surrounding development in accordance with the relevant planning policies.