

## Planning Officer's Report - LDCA OCTOBER 2025

<b>APPLICATION</b>	<b>2025/68</b> – Demolition of Existing House and Proposed 3-Bed Bungalow & Double Garage
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	28 July 2025
<b>APPLICANT</b>	Austin Fowler
<b>PARCEL</b>	SBW0006
<b>LOCALITY</b>	Lower Sandy Bay Ridges, Nr Sandy Bay Community Centre
<b>ZONE</b>	Part Intermediate/ Part Green Heartland
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Existing Dwelling
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ <i>The Independent &amp; The Sentinel</i> Newspapers on 31 July 2025.</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	15 August 2025
<b>REPRESENTATIONS</b>	None
<b>DECISION ROUTE</b>	<del>Delegated</del> / LDCA / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

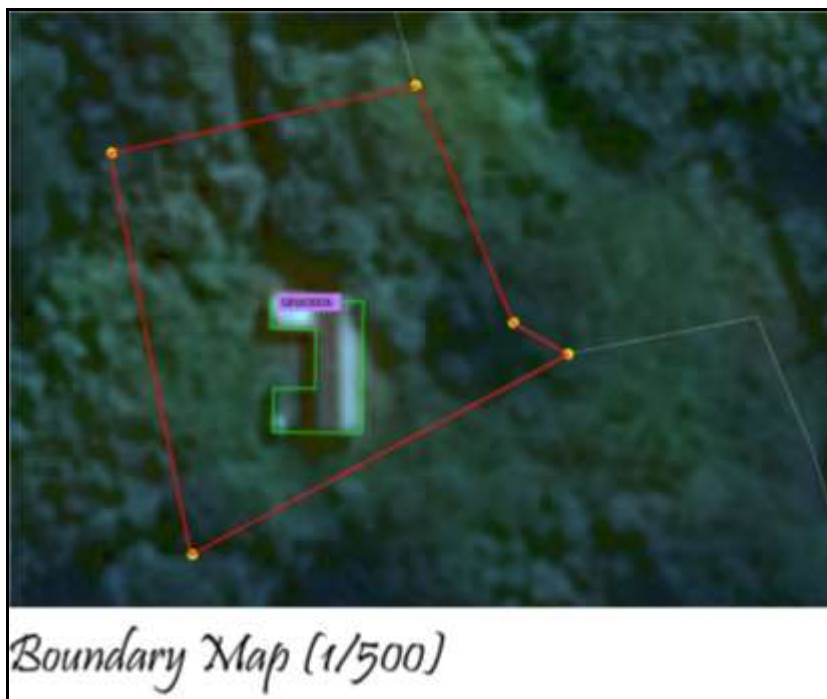
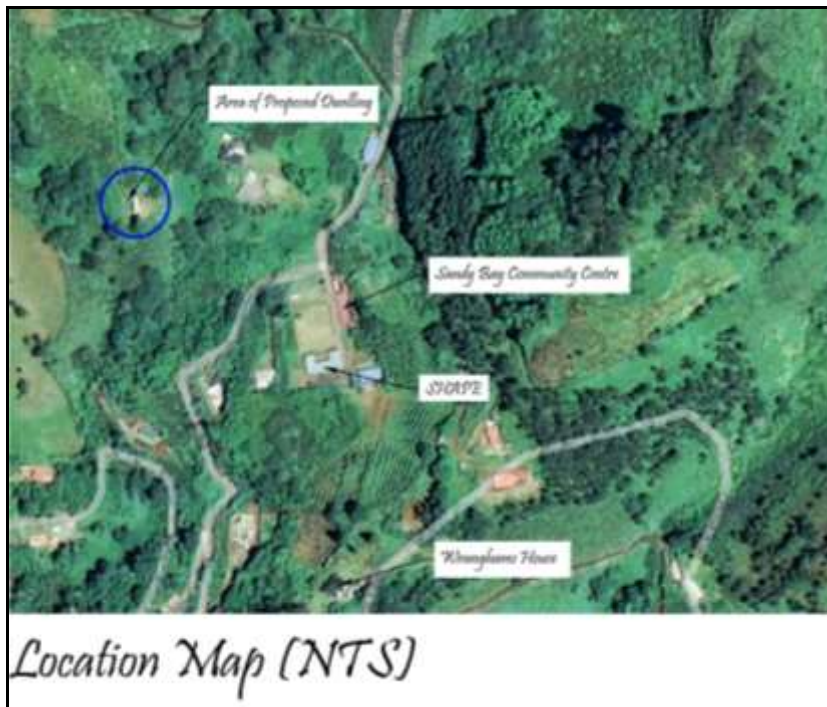
1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Response
7. Environmental Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response
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 development site is located at the Lower Sandy Bay Ridges, near Sandy Bay Community Centre, where it is designated partially within the Intermediate Zone and partially within the Green Heartland and has no conservation area restrictions.

**Diagram 1: Location & Boundary Map**



## PROPOSED DEVELOPMENT

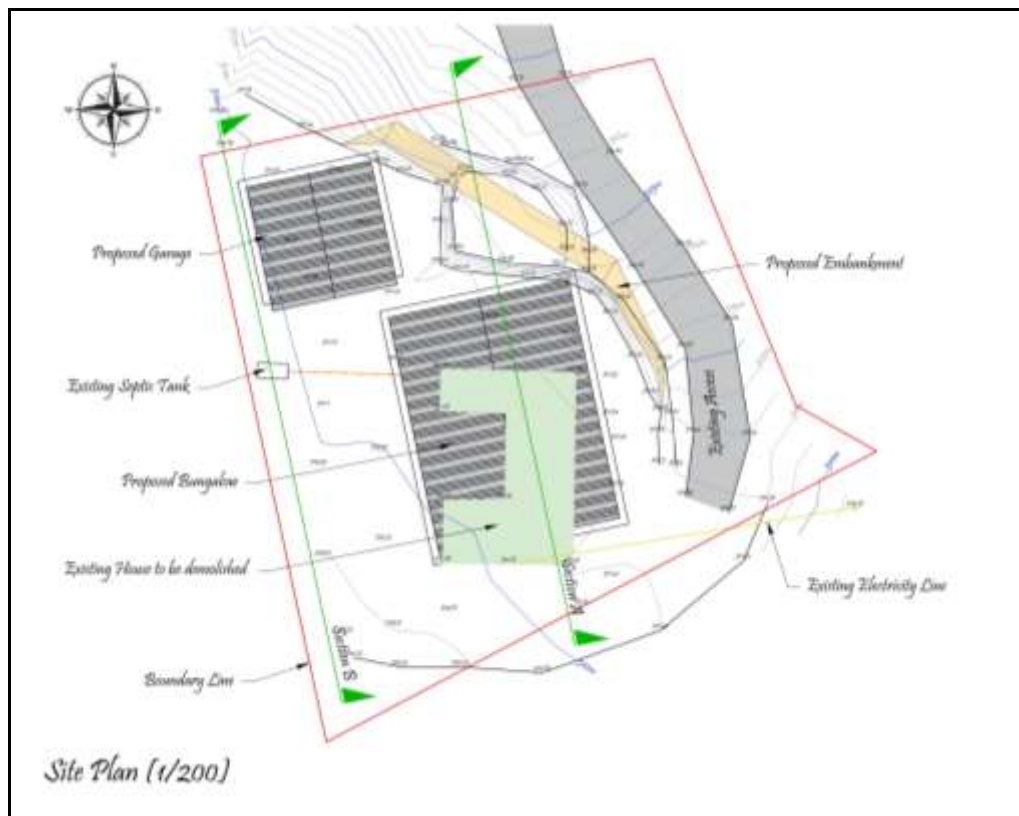
The development proposal is for a complete demolition of existing house and construction of a three bedroom bungalow and a double garage on the same land site.

The newly constructed dwelling will be a simple bungalow design orientated towards the West and consisting of; a kitchen, dining and lounge surrounding a verandah located towards the front of the dwelling and all accessible via sliding doors. The three generous sized bedrooms and shared bathroom will be situated to the back and east side of the dwelling, separating the front and back rooms with a hallway. There is also a utility/ storage room that will be accessible from the hallway. The total footprint of the newly built house will be 165m<sup>2</sup>. The roof will be of a pitch design.

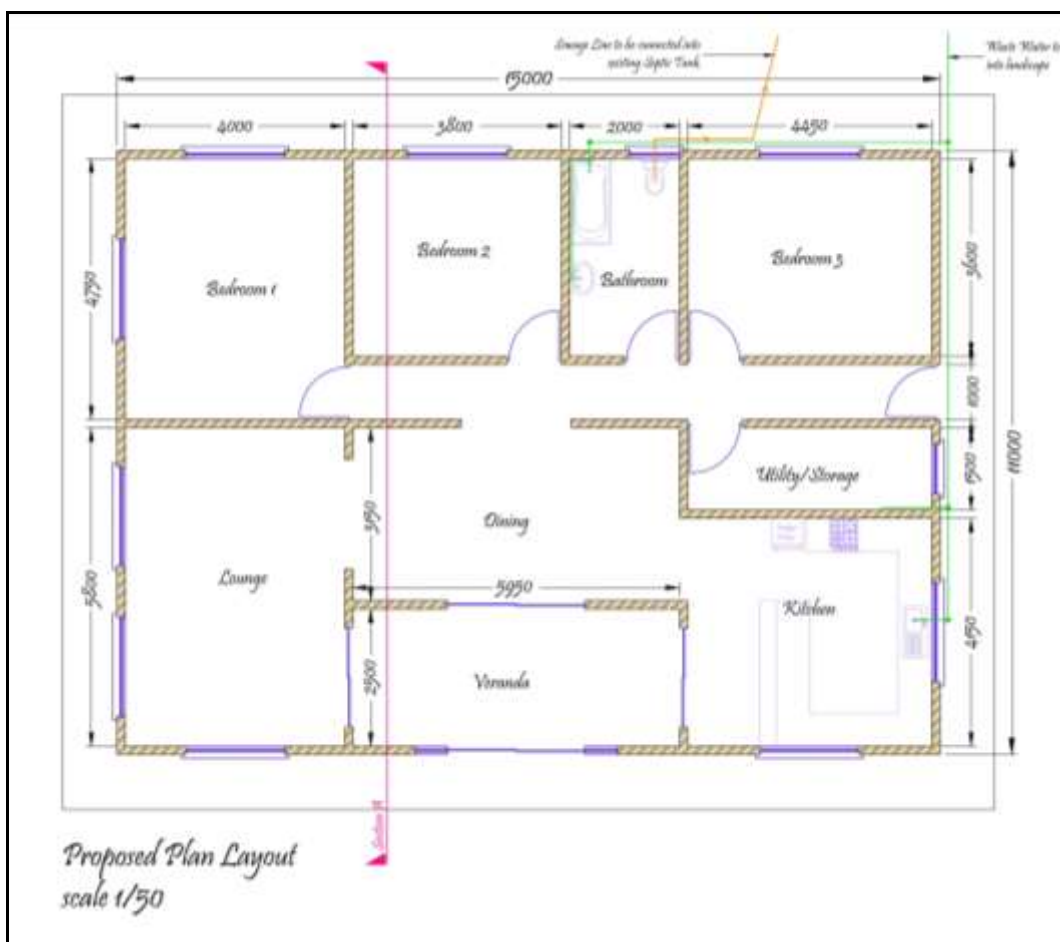
The double garage will be constructed as a stand-alone building situated to the North West of the dwelling and will be a total of 53m<sup>2</sup>. Two windows will be located to the back of the garage and an accessible door will be adjacent the front roller door. The roof will be of a pitch design to match the dwelling.

The site will require some excavation of 2.9m deep approximately. Sewage will be dealt with utilising the existing septic tank and soakaway system and rainwater will be captured in storage tanks and used for landscaping. Access to the dwelling will be via the existing road. Materials used to construct the both the dwelling and the double garage will be concrete blockwork, finished with plaster rendering and IBR sheets for the roof.

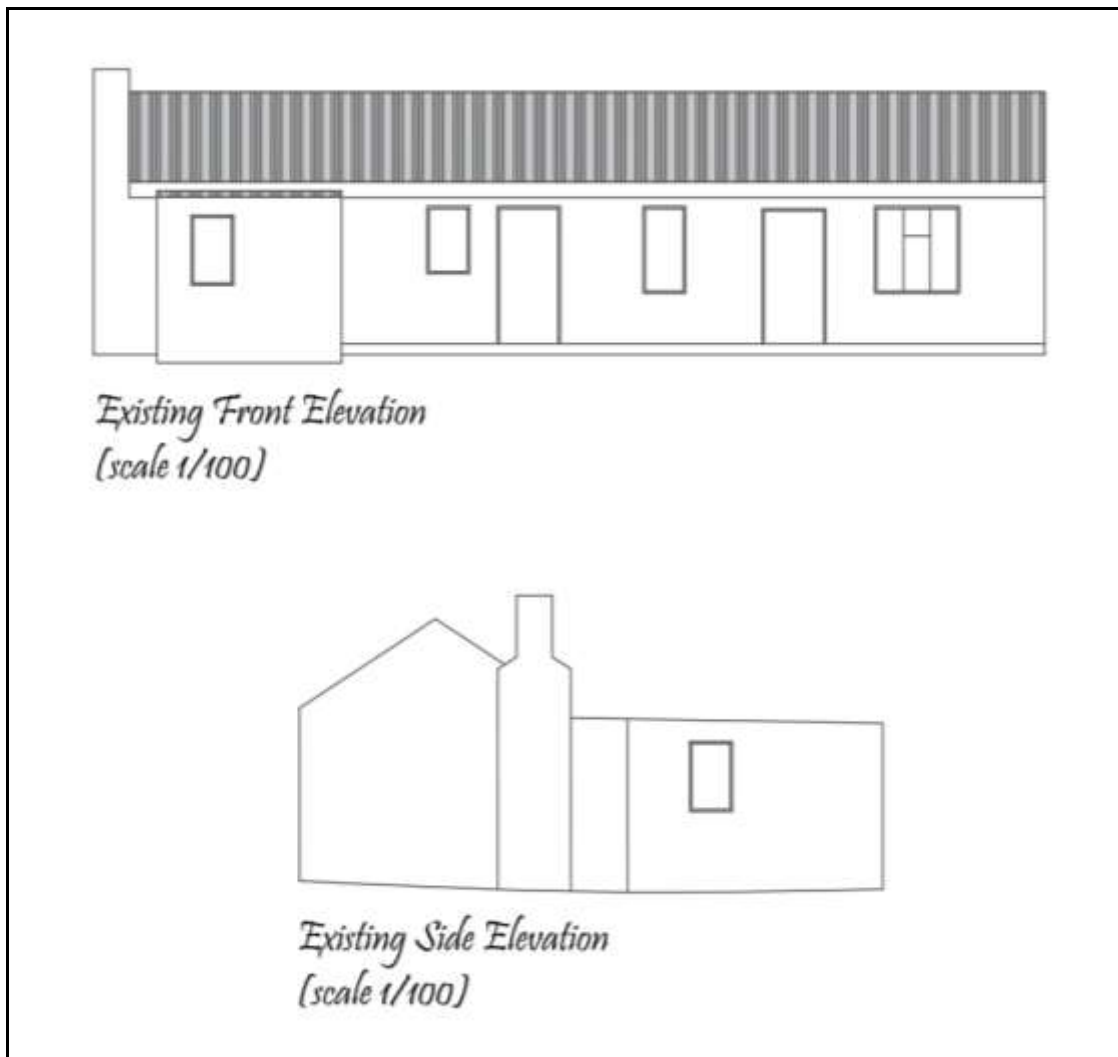
**Diagram 2: Site Plan**



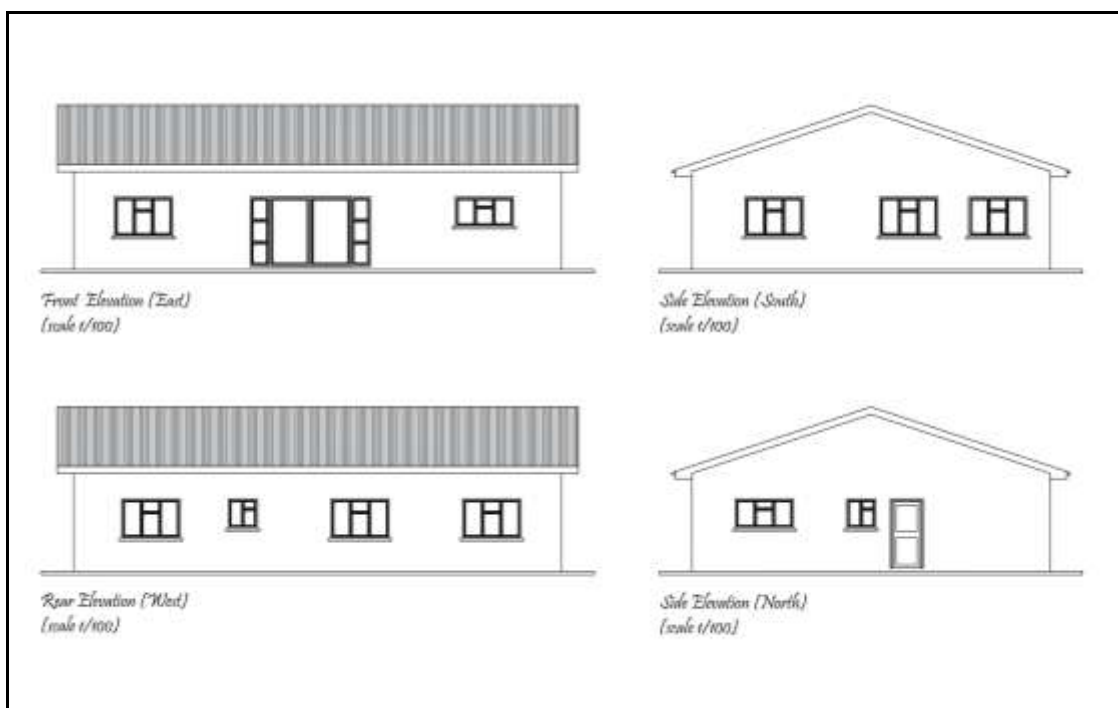
**Diagram 3: Existing and Proposed Floor Plan Layout**



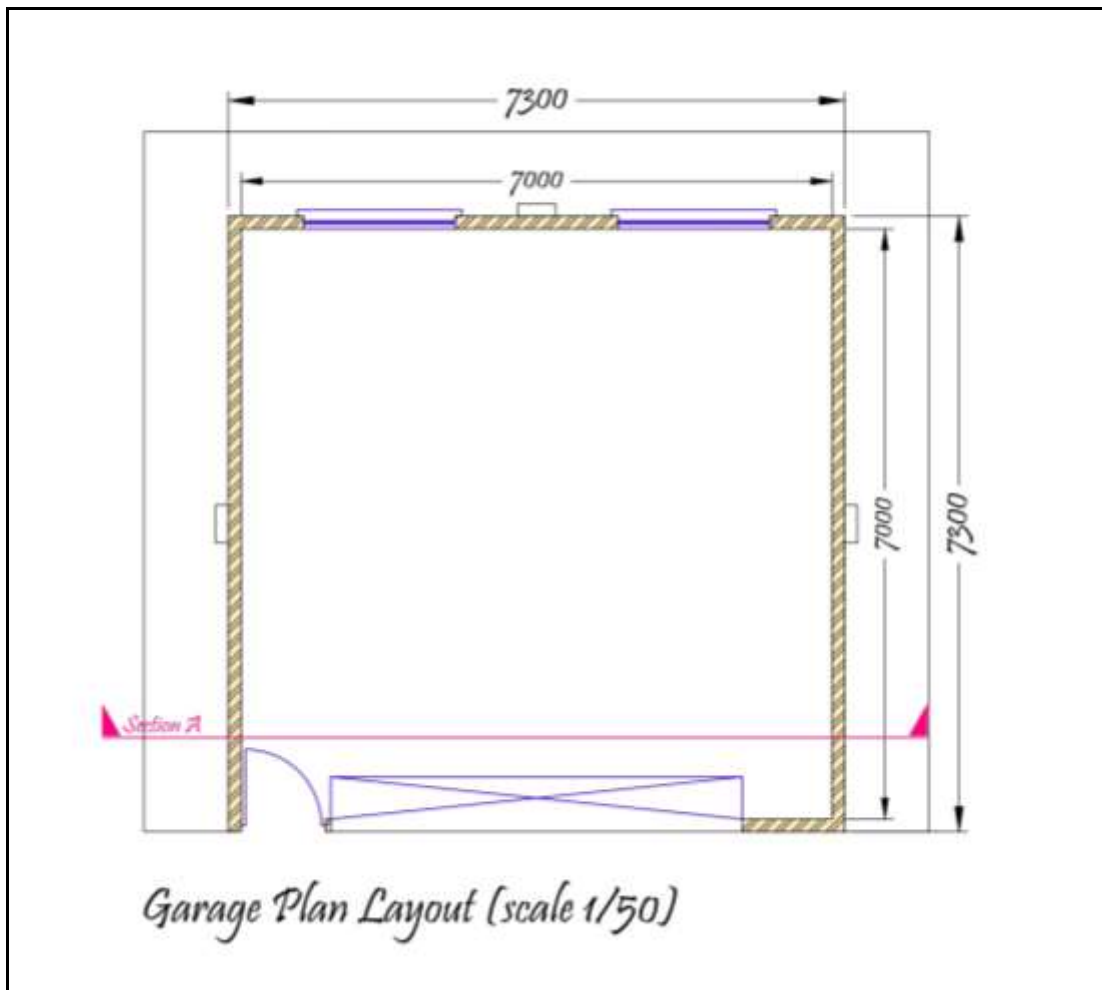
#### Diagram 4: Existing and Proposed Elevations



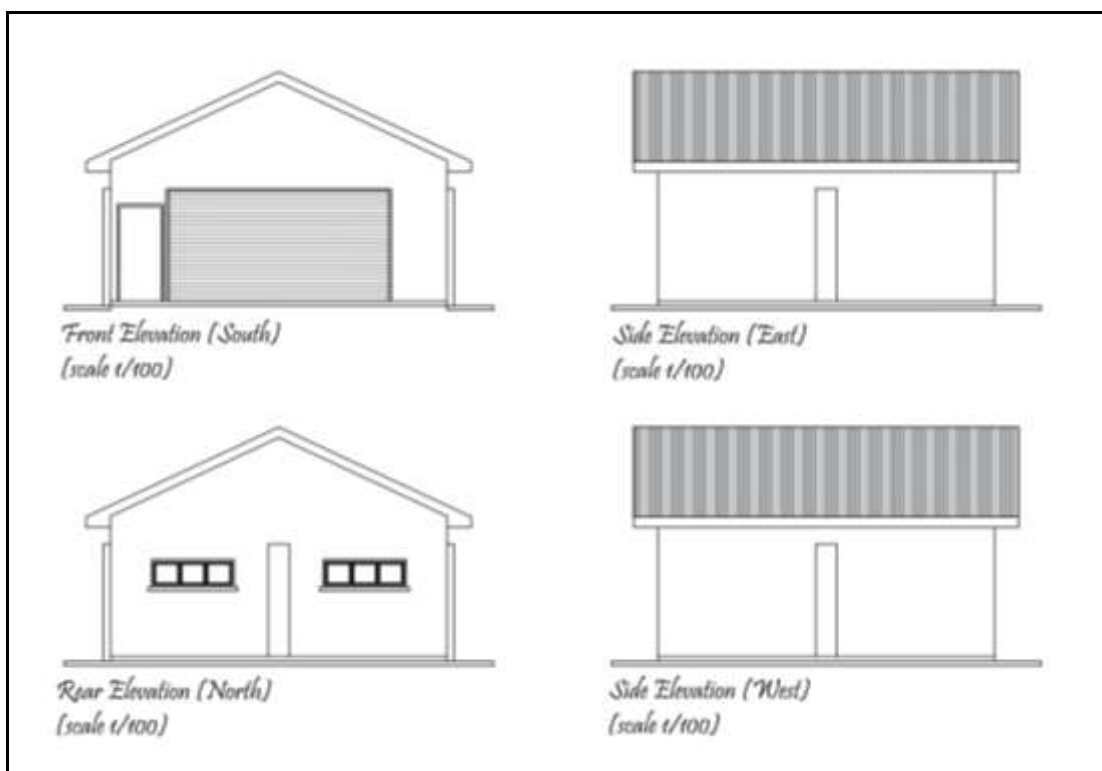
#### **Proposed**



**Diagram 5: Proposed Double Garage Floor Plan**



**Diagram 6: Proposed Double Garage Elevation Plans**



## 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:

- Green Heartland Zone Statement: 7.2 and Policy: IZ.1
- Intermediate Zone Policies: IZ1 (a, b, f, g and h)
- Housing Policies
- Water: Policy W2
- 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 design is a typical, three-bedroom bungalow that shares a similar footprint and scale to that of residential dwellings in the surrounding area. The proposed development sits within the property boundary lines, with the plot straddling almost equally between the Intermediate Zone and the Green Heartland Zone. However, considering there is an existing dwelling already built on this plot of land, this will align with Green Heartland statement 7.2 that reads; *"In general, built development will be discouraged in the Green Heartland. However, there are some traditional, mainly stone built houses/cottages and similar buildings in the Green Heartland which have fallen into disrepair. Such buildings could be carefully restored and given a new lease of life without damaging the visual quality of the area."* The existing dwelling is a stone-built, albeit small dwelling with an outside toilet/bathroom. It is not in disrepair and could be extended but is also not a listed building. It is considered that the demolition of an existing stone building is of itself to be generally avoided in favour of retention and extension, but to provide a modern home and given the tightness of the site to do so, in this case, that the loss of the historic (non-designated historic asset) building would not be sufficient to refuse development consent alone.

The proposal would result in new excavations, removing the existing deep terrace, which would result in (visually) a single excavation of around 5m in depth (albeit that there would be a small "kink"). Policy GH.3 b) indicates that there should be no change to existing ground levels of 3m or more with Policy IZ 1 also indicating that excavations in excess of 3m in height would generally be acceptable. The proposal would effectively join 2 existing excavated banks together removing the existing intervening terrace. The height of the proposed building is single storey which would

not screen the whole excavation. Notwithstanding, the upper section of embankment is no higher than the existing embankment and, in this case, it is considered that the higher excavation would not result in greater harm to the character and appearance of the area than currently and is therefore acceptable subject to the provision of landscaping to blend it into the landscape, in accordance with Policy GH.5 and CZ.3.

Rainwater will be captured and used for landscaping/ irrigation purposes. Access to the property will be gained via the existing road. The dwelling will be constructed using materials that are in keeping with that of buildings in the local area. The overall design of the proposed bungalow is coherent in of itself and with properties in the local vicinity. Therefore, this development proposal can be supported, as it has no adverse effect on the amenity or aesthetic of the immediate area.

The proposal will be provided with a cess pit.

There is an existing vehicle access which will not be changed.

To conclude; the proposal complies with the Intermediate and Green Heartland Zones, Housing, Water, Sewage and Road & Transport policies and therefore can be supported.