

Planning Officer's Report - LDCA OCTOBER 2025

APPLICATION	2025/69 – Construction of Two, 2-Bedroom Dwellings
PERMISSION SOUGHT	Full Permission
REGISTERED	28 July 2025
APPLICANT	Ryan Backhouse
PARCEL	TH010143
LOCALITY	Burnt Rock Comprehensive Development Area (CDA)
ZONE	Coastal
CONSERVATION AREA	None
CURRENT USE	Vacant/ Allocated CDA
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ <i>The Independent & The Sentinel</i> Newspapers on 31 July 2025.▪ A site notice displayed in accordance with Regulations.
EXPIRY	15 August 2025
REPRESENTATIONS	None
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 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 Burnt Rock, where it is designated within the Burnt Rock Comprehensive Development Area and has no conservation area restrictions.

Diagram 1: Location Map



POLICY VALIDATION

While the site is within the Coastal Zone, the LDCP Strategy indicates that CDAs are located in the Intermediate Zone. Previous consideration has been given to this in determining Development Applications (mainly for residential properties) and is based on the LDCP Strategy:

LDCP Strategy at 2.7 states:

The targeted areas include Comprehensive Development Areas (CDAs), being areas within the Intermediate Zone where there is the opportunity for significant development ..., which will achieve optimum use of the land if planned and developed comprehensively and will be able to go ahead without time restriction if the developer is able to put in all services.

Policy IZ.1 states:

“Development permission will be granted for residential ...development in the Intermediate Zone subject to [criteria]. In line with the LDCP Strategy, for the purposes of this proposal located within a CDA, the relevant IZ (rather than CZ) policies would apply.

PROPOSED DEVELOPMENT

The developer proposes to construct two, two-bedroom dwellings identical in design, positioned one behind the other on the same plot of land (tandem development) and facing in a westerly direction. The proposed development will comprise of two floors. The Ground Floor will include an open plan kitchen-dining and lounge area that leads out on to a generous sized deck, a bedroom, a bathroom and a centrally positioned stairwell leading up to the First Floor. The First Floor contains the master bedroom, ensuite bathroom and a spacious balcony.

Each dwelling will have the same footprint of 117m² approximately and will be aligned in a uniformed manner on the site. Proposed new access road will be from the south side off the site with two car park areas for each dwelling. The external walls will be constructed out of timber cladding and the roof covering will be IBR sheeting and of a mono-pitch design.

It is proposed to install a septic tank and soakaway for dealing with the sewerage and utilisation of water storage tanks to capture rainwater and to utilise overflow for landscaping.

A single access point onto the public roads would be provided. There would be 2 parking spaces on hardstanding for each dwelling.

Diagram 2: Site Plan Layout

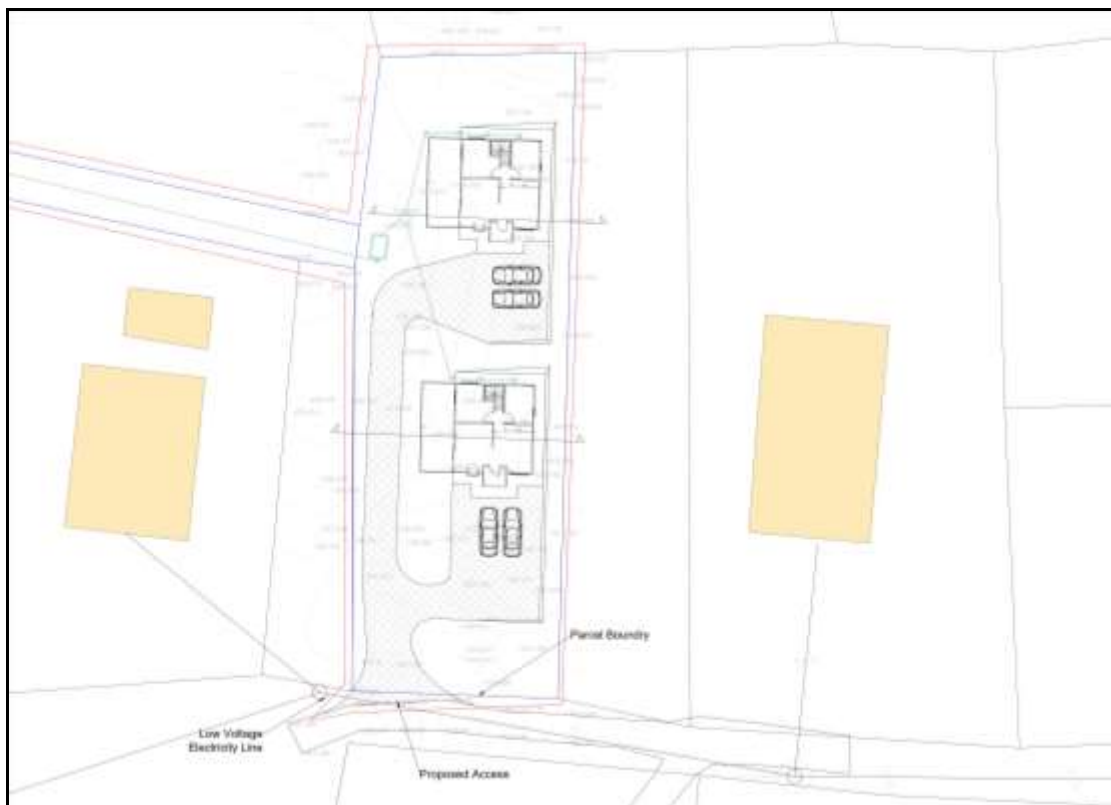


Diagram 3: Floor Plan Layout

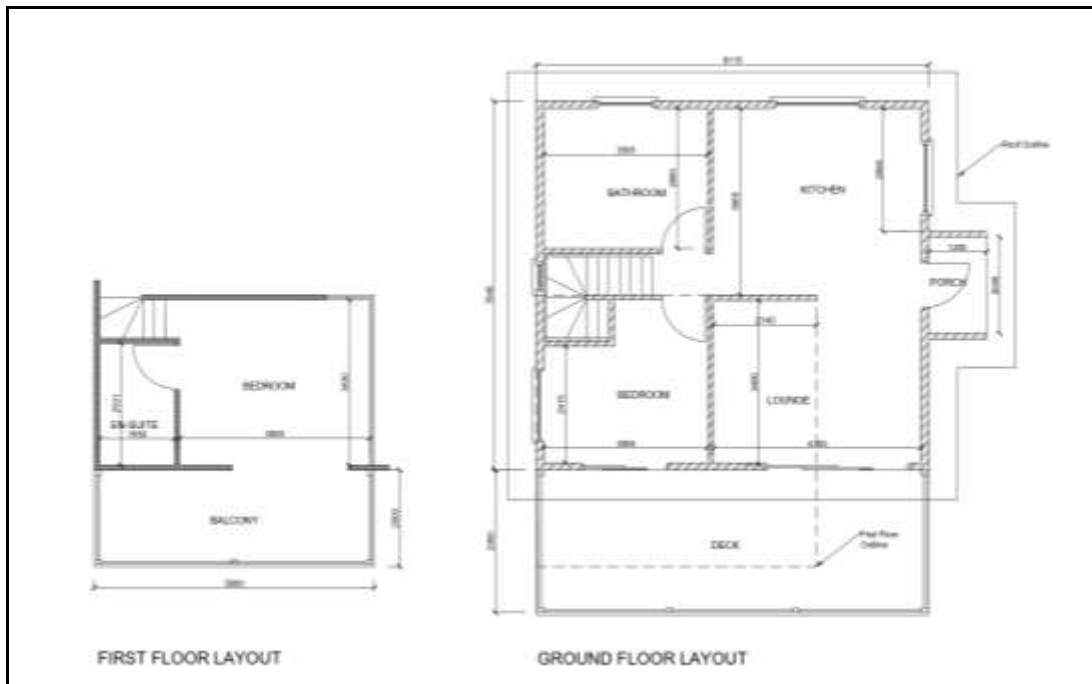
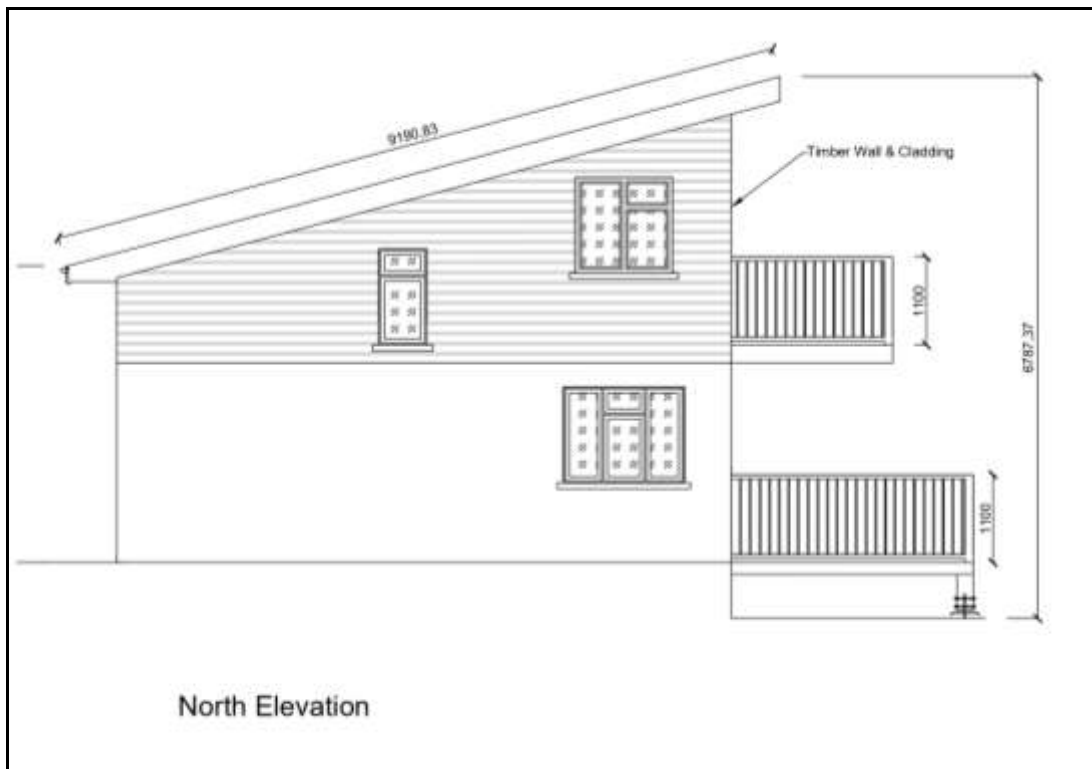
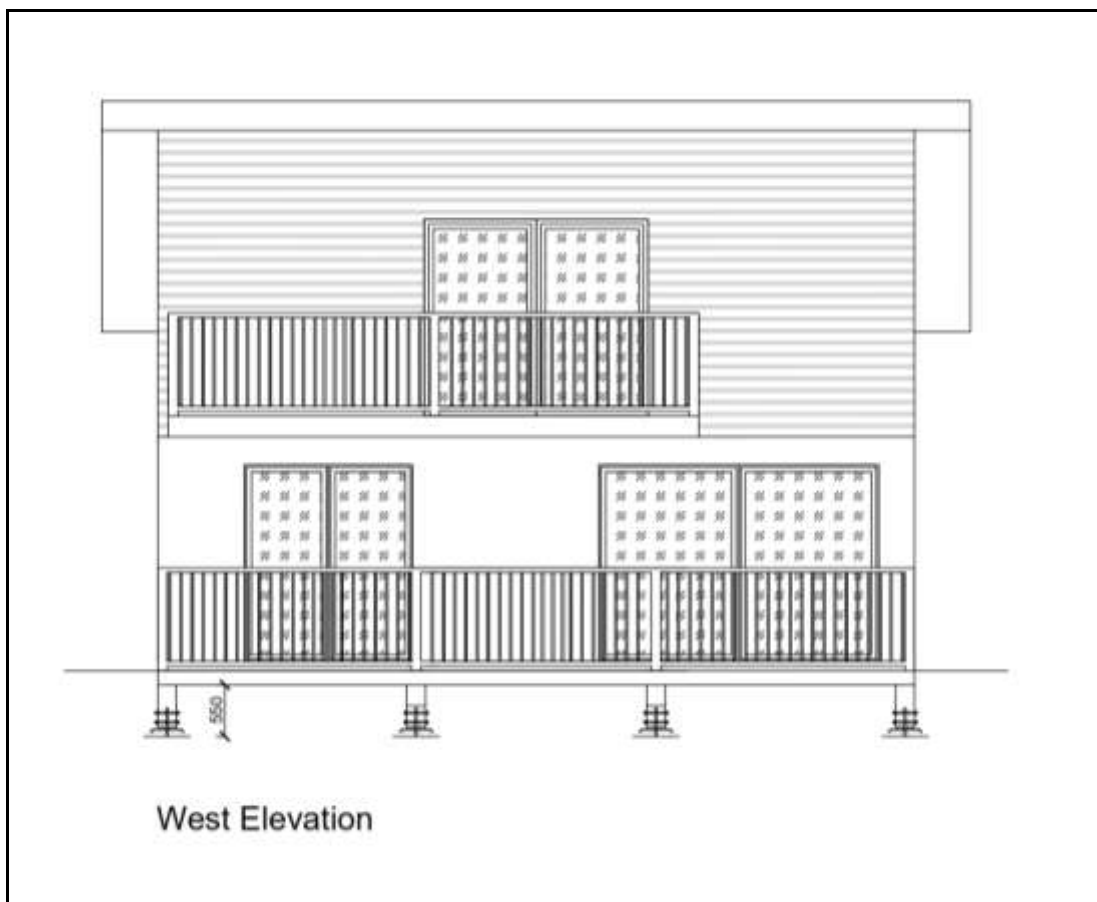
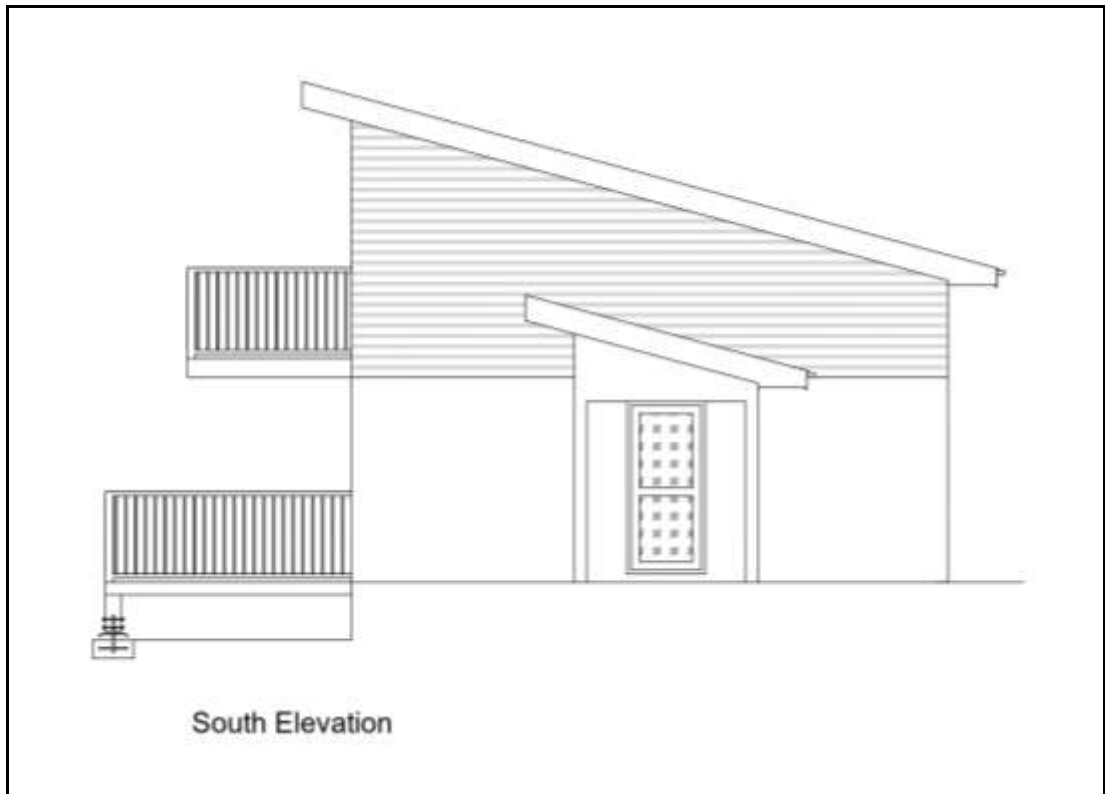
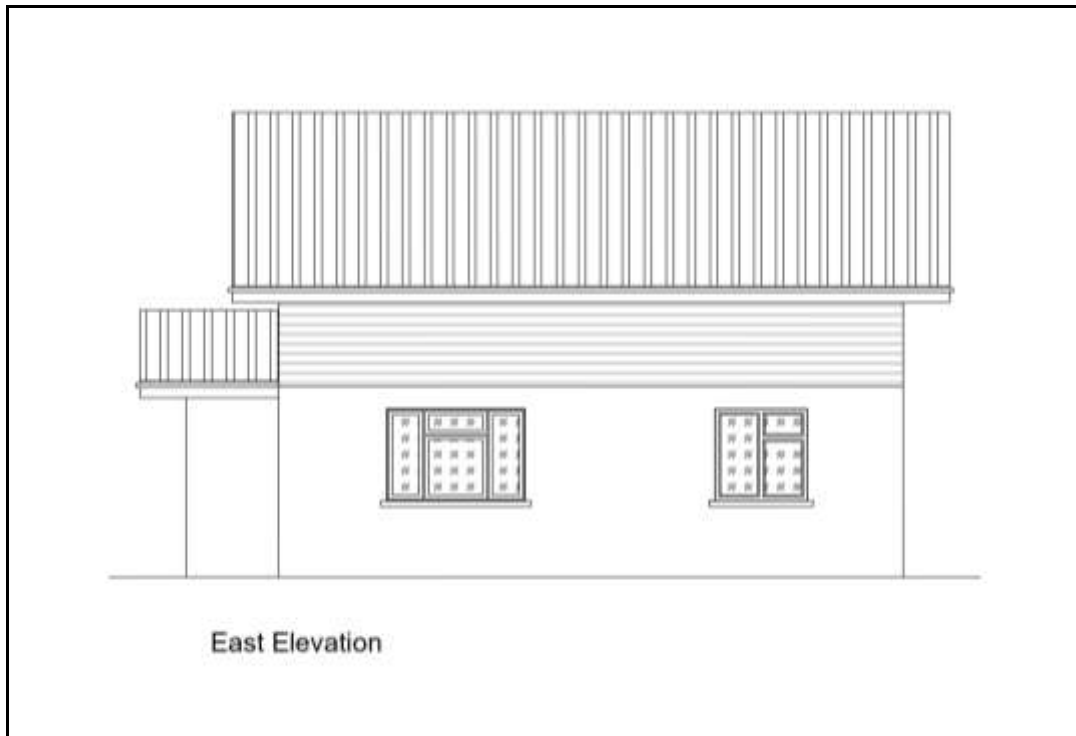


Diagram 4: Elevation Plans







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 - 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 a), b), H2, H.4 & H.5
- Water: Policy W2 & W4
- 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 evaluating this proposal, the provision of new dwellings in this location is acceptable given that the application site is in a designated Comprehensive Development Area, which is geared towards facilitating the construction of residential dwellings and other support services and uses.

The proposed 2-storey dwellings will be constructed using timber, which differs from the material to that of surrounding residential buildings in the neighbourhood, which

are primarily made of concrete blockwork. The roof design also deviates from that of surrounding dwellings which is generally of a dual-pitch (apex) design. However, albeit this development possesses alternative features to that of the surrounding residential setting, in of itself, it is a well-considered design and will have a clean and simple finish. It is not considered that the difference in design would adversely affect the aesthetic or amenity of the area.

Utilities can be provided in this existing residential location.

Overall, the proposal complies with the Intermediate Zone, Housing, Sewage, Storm and Drainage, Water and Road & Transport policies as outlined above and therefore can be supported.