

Planning Officer's Report - LDCA OCTOBER 2025

APPLICATION	2025/72 – Construction of a 2-Bedroom Dwelling
PERMISSION SOUGHT	Full Permission
REGISTERED	12 August 2025
APPLICANT	Christopher Peters
PARCEL	BG0030
LOCALITY	Barren Ground
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 15 August 2025.▪ A site notice displayed in accordance with Regulations.
EXPIRY	28 August 2025
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Objection
4. Roads Section	No Objection - Comments
5. Property Division	No Objection
6. Environmental Management	No Objection
7. Environmental 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
15. Maritime	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located in Barren Ground, Blue Hill where it is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Map



PROPOSED DEVELOPMENT

The proposal is to construct a two storey dwelling comprising an open planned kitchen, dining and lounge, shared bathroom, rear porch, heater room, and bedroom on the ground floor, and master bedroom with wardrobe and en-suite on the first floor. The external finish of the ground floor will be blockwork, rendered and painted, with the first floor being cladding and IBR sheeting for the roof. The dwelling will be on the south eastern corner of the plot.

Excavation will be necessary to form a level platform, resulting in an approximate 2m cut. Access will be gained from the existing track to the north of the site. Electricity and water infrastructure is within the area and will need to be connected to. Sewage

Diagram 2: Site Plan

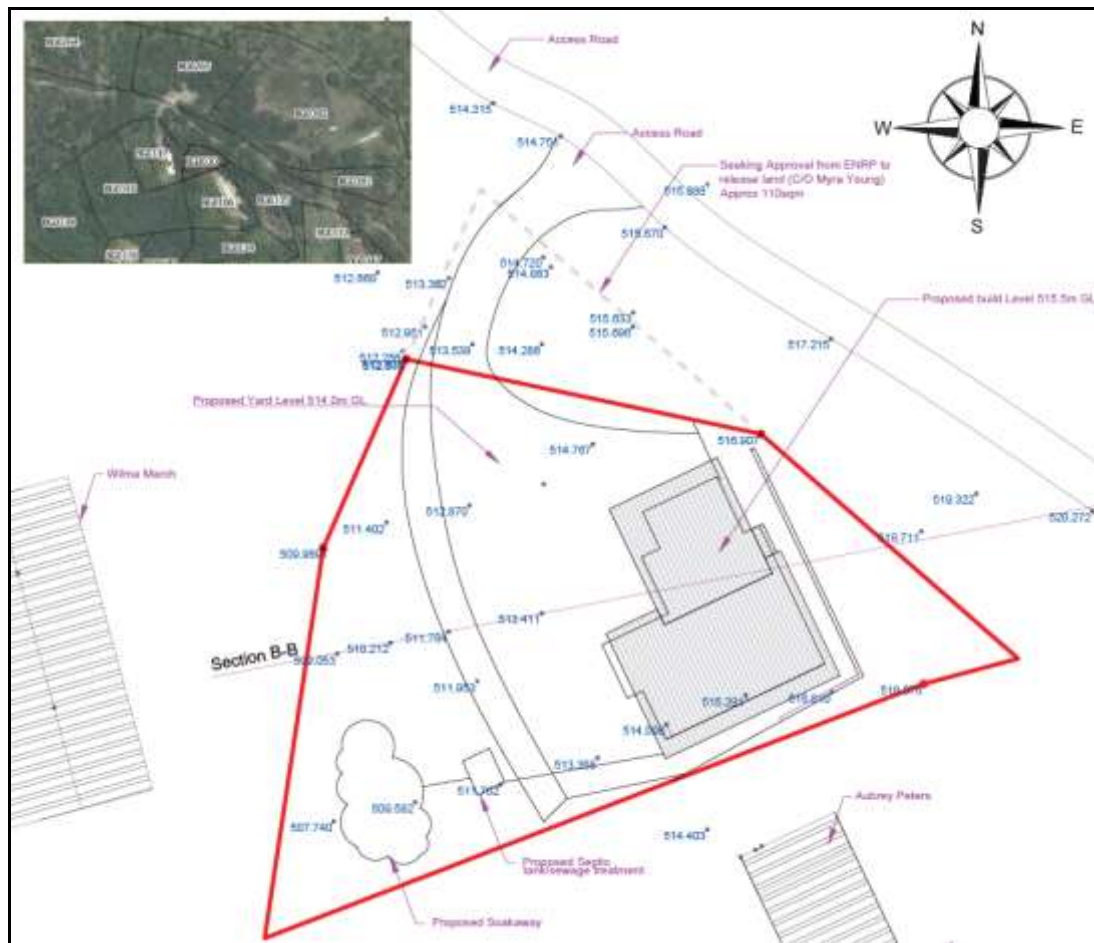


Diagram 3: Site Section B-B

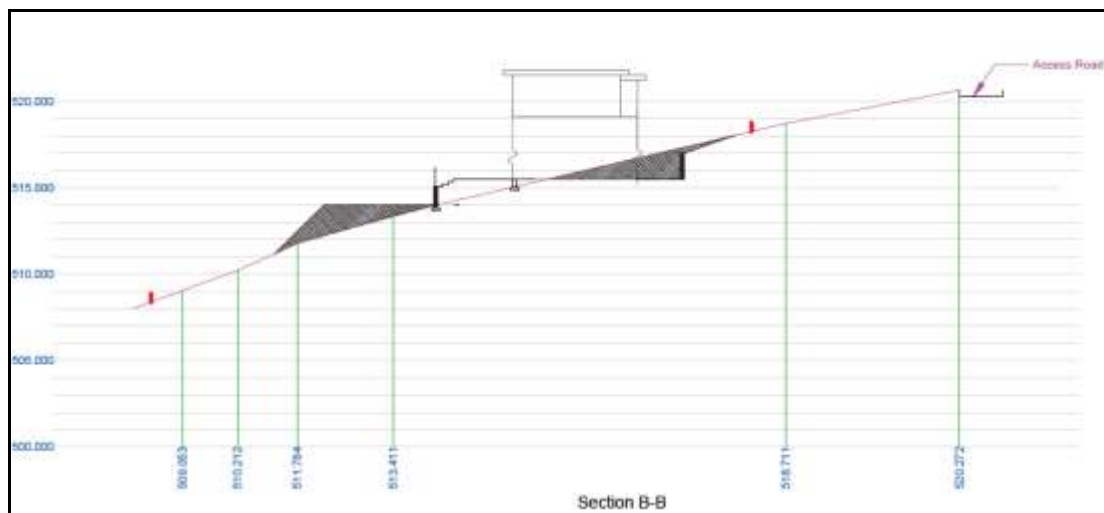


Diagram 4: Proposed Ground Floor Layout

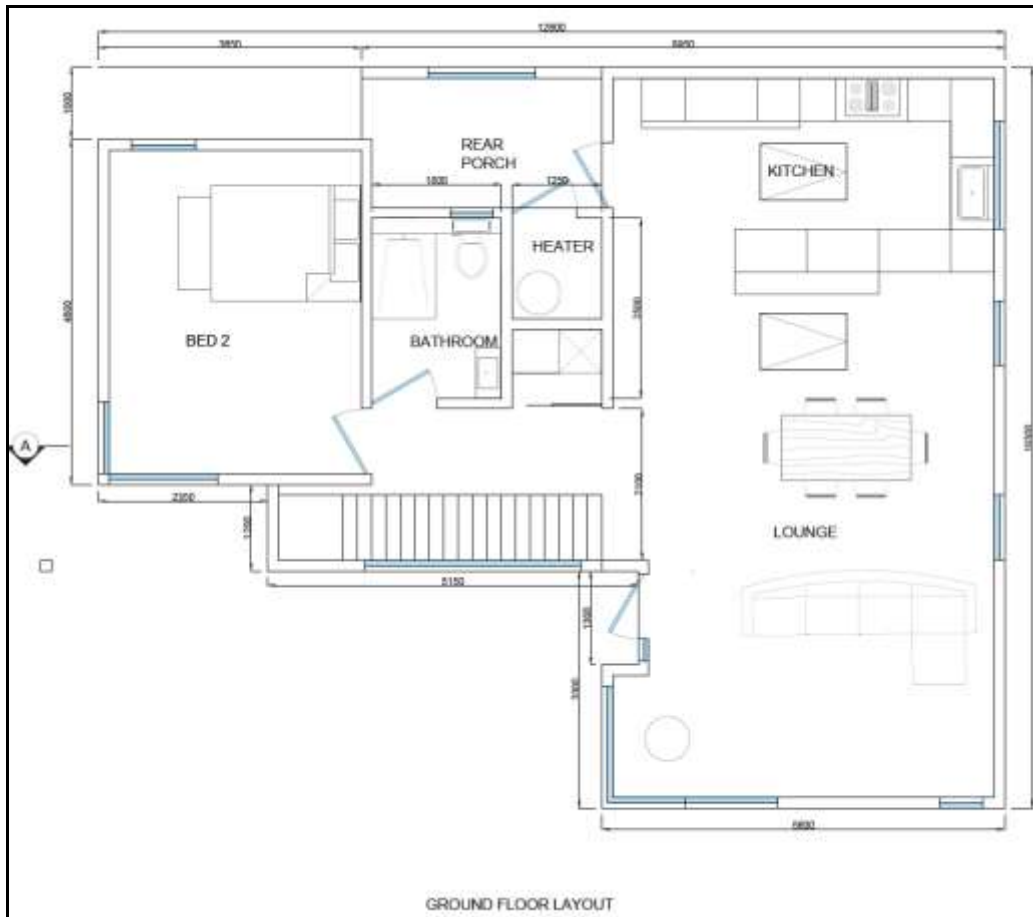


Diagram 5: Proposed First Floor Layout

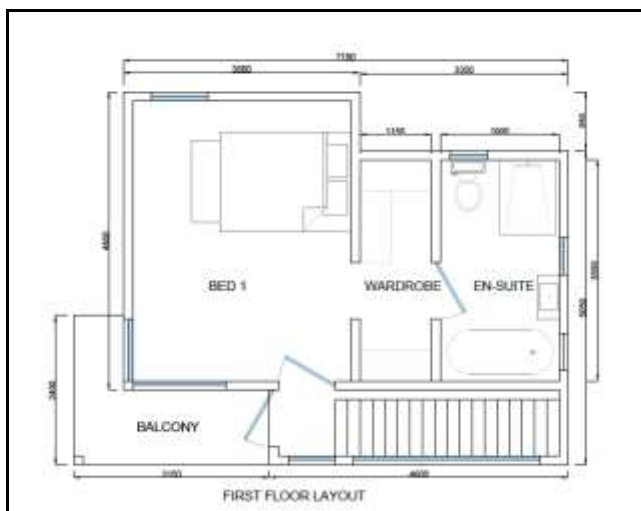
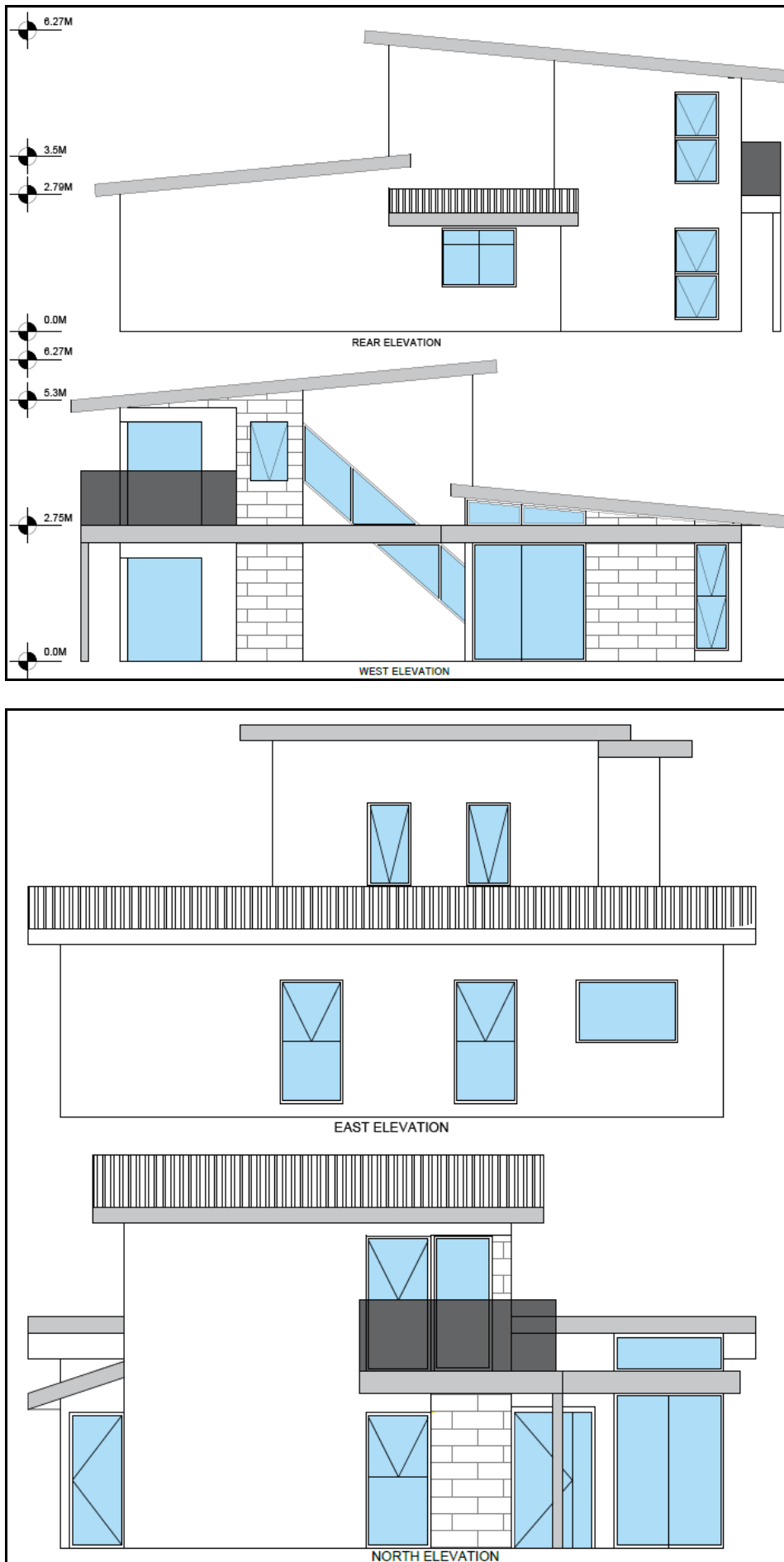


Diagram 6: Proposed Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or any members of the public.

Roads Section: No Objection – ‘Applicant is to be fully responsible for any storm water.’

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.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 evaluating this proposal, the area is sparse with just a small number of dwellings on this periphery of Barren Ground but is in line with Intermediate Zone Policy IZ1 for new development, as well as Housing Policies for the Intermediate Zone.

The proposed two-storey dwelling will utilise an existing track and be constructed following the same orientation of neighbouring properties, facing a south westerly direction.

Relatively minor excavation will be carried out ranging to approximately 2m in height, and is therefore in accordance with policy IZ1 f).

The house design is coherent within itself and shares similar characteristics with neighbouring development. All services can be provided to the property, and therefore this proposal can be supported.