

## Planning Officer's Report – LDCA SEPTEMBER 2025

<b>APPLICATION</b>	<b>2025/60</b> – Proposed Construction of a Three Bedroom Split Level Dwelling
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	16 <sup>th</sup> July 2025
<b>APPLICANT</b>	Jeffrey Stroud
<b>PARCEL</b>	NG0338
<b>LOCALITY</b>	Lower Cleughs Plain, St Pauls
<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>▪ Independent Newspaper on 18<sup>th</sup> July 2025</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	1 <sup>st</sup> August 2025
<b>REPRESENTATIONS</b>	One 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 - Comments
6. Environmental Management	No Response
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 - Comments

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

This plot is situated within Lower Cleughs Plain, St Pauls and is designated within the Intermediate Zone and Coastal Zone, however not in any conservation areas. The proposed development will be carried out within the Intermediate Zone.

**Diagram 1: Location Plan & Zoning Extent**



## PLANNING HISTORY

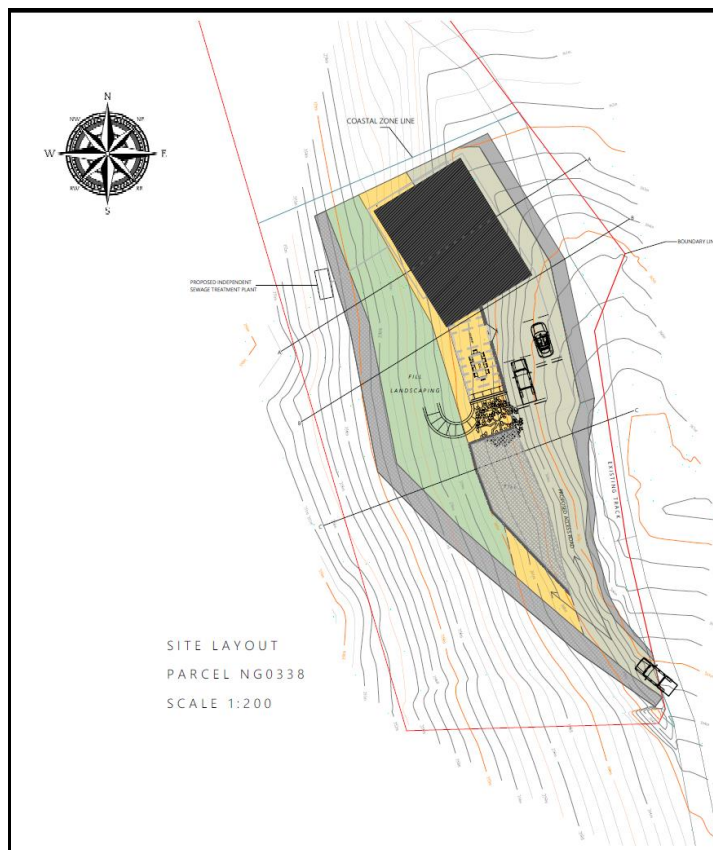
A development application was submitted on this plot in 2018, however it was subsequently withdrawn following concerns that the development was not in compliance with Coastal Zone policies. The application was withdrawn by the applicant. It is worth mentioning that the proposed house at that time was a split level dwelling.

## PROPOSED DEVELOPMENT

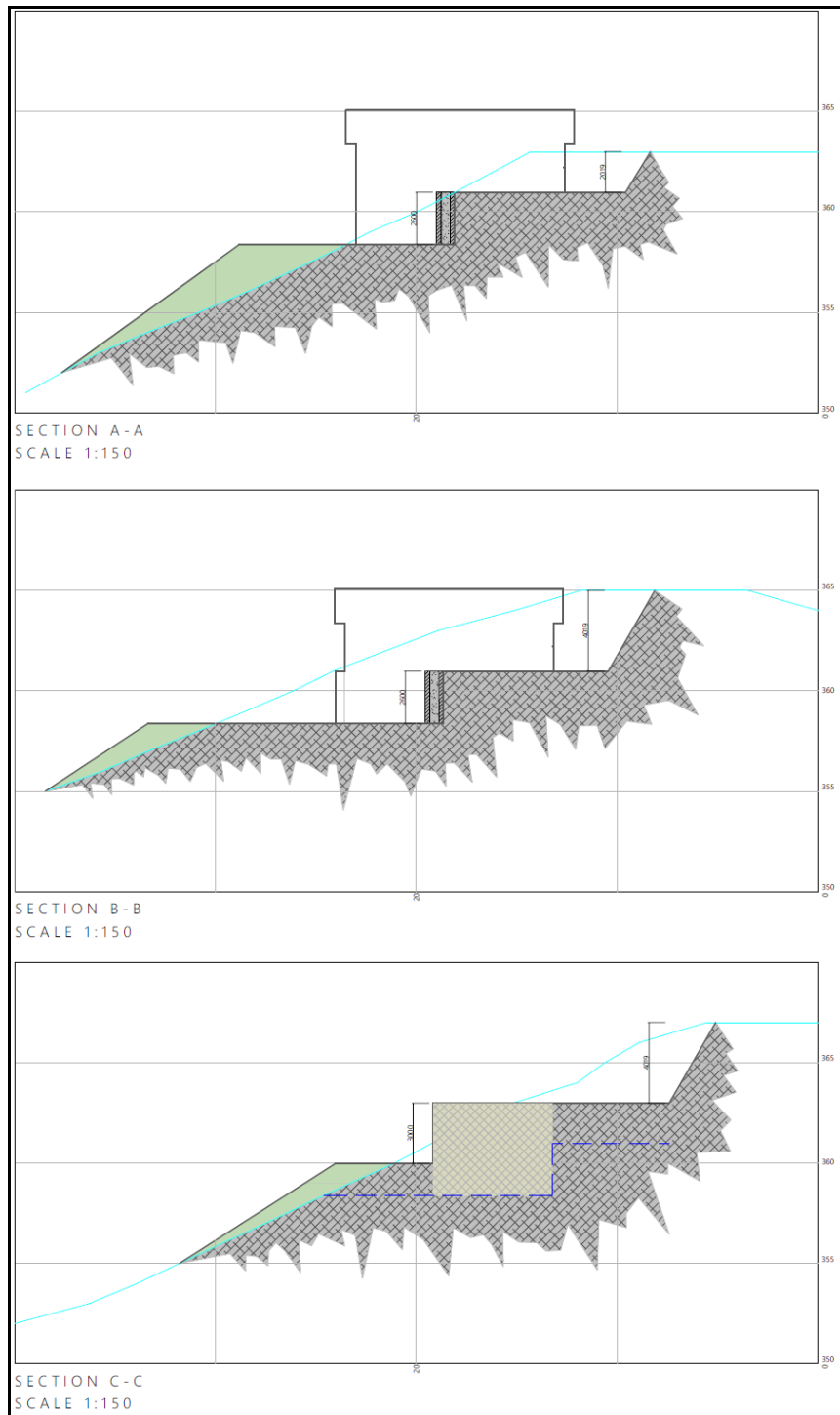
The proposal is to construct a split level dwelling that will measure approximately 258m<sup>2</sup> and will be sited on the southern end of the plot. Consideration has been given to the siting of the dwelling and supporting services to be carried out within the Intermediate Zone section of the plot, rather than the northern section being Coastal Zone. The dwelling will be situated up to the Coastal Zone boundary line within the plot, utilising the full extent for the development area available within the Intermediate Zone.

Excavation will be necessary to form the two platforms, resulting in an approximate maximum cut of 4m at its steepest point. Access will be gained from the existing track south east of the plot down onto the sit platform. Electricity and water infrastructure is within the area and will need to be connected to. Sewage will be dealt with by a sewerage treatment plant with overflow onto landscaped areas.

**Diagram 2: Proposed Site Layout**

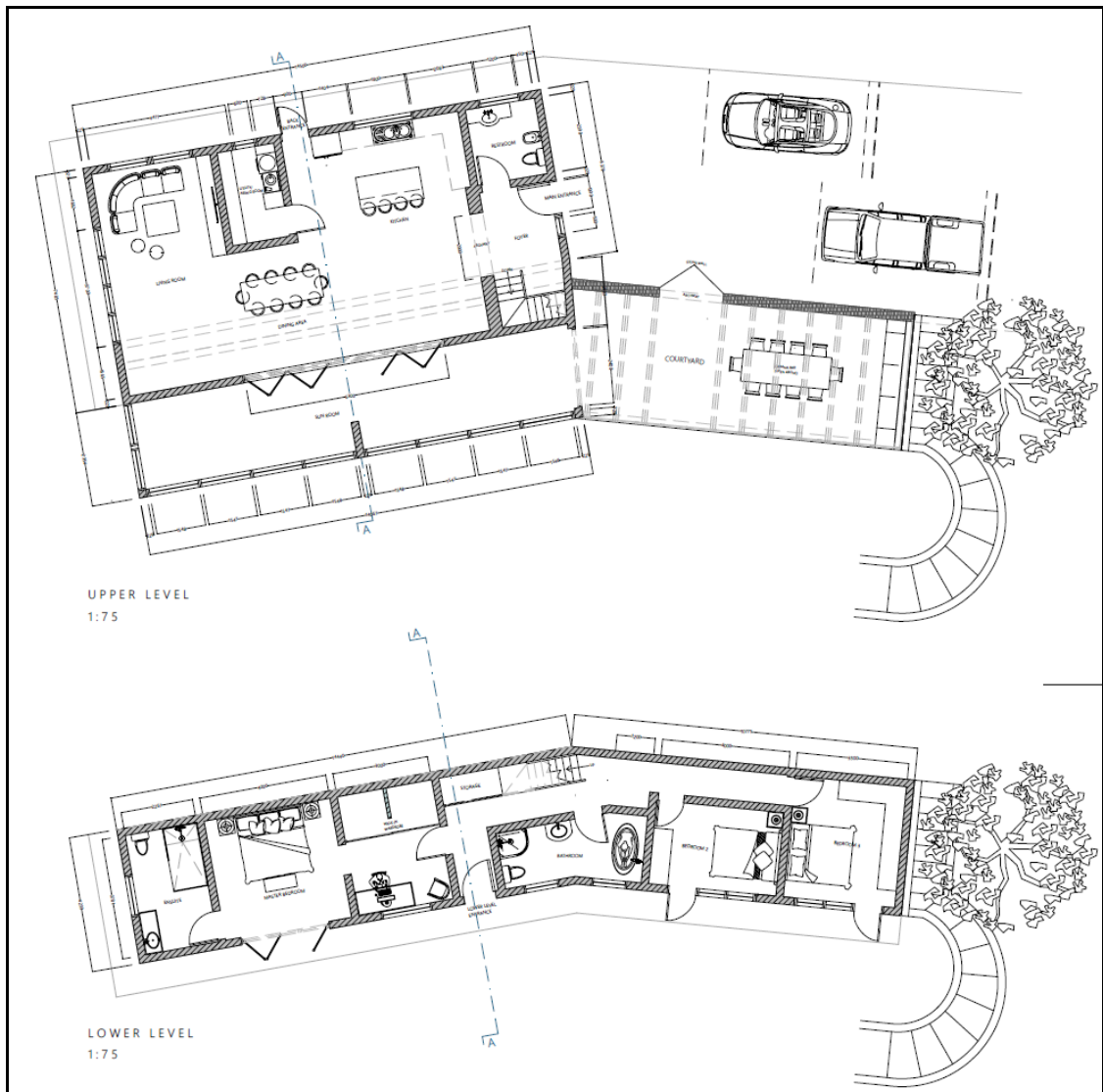


### Diagram 3: Site Sections

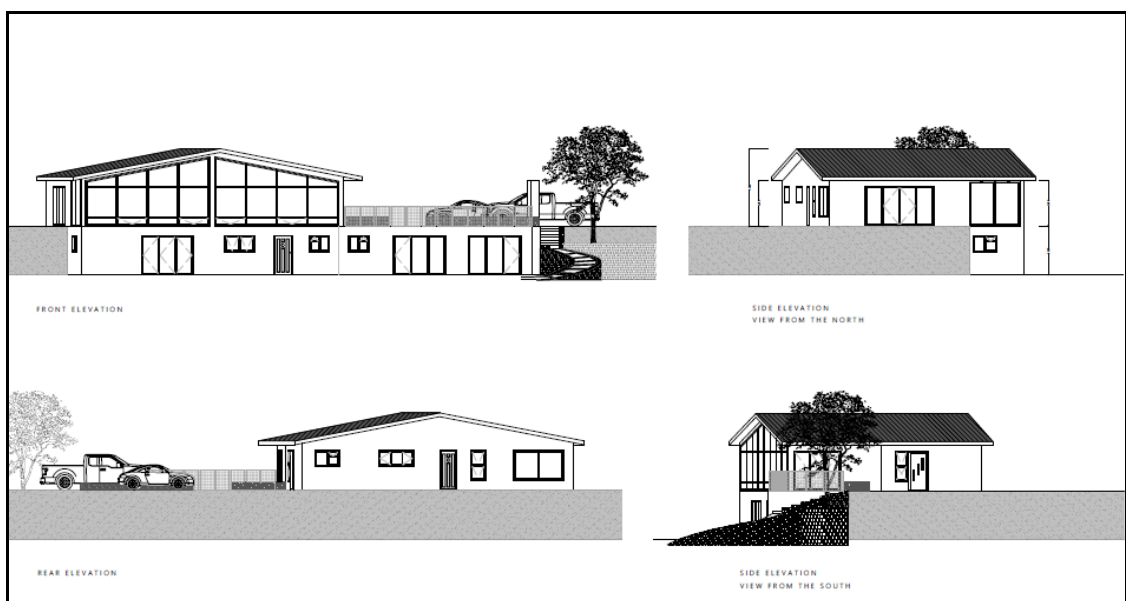


The layout will comprise a ground floor consisting of the master bedroom with en-suite, walk in wardrobes and office space, storage, shared bathroom and two bedrooms. The first floor will have an open planned kitchen, dining and lounge area, utility room, restroom and sunroom along with an open courtyard. The dwelling will be constructed from concrete blockwork, rendered and painted with the roof coverings being IBR sheeting. The roof will be of a dual pitched (gable design).

**Diagram 4: Proposed Layout**



**Diagram 5: Proposed Elevations**





## STAKEHOLDER FEEDBACK & REPRESENTATIONS

Representations were received from the neighbouring property to the

**Property Division:** No Objection – ‘Applicant to be mindful of access road is also used by the Surveyors and Public to gain access to the survey controls and the fortification, so as not to cause unnecessary obstruction during excavation and construction. All excavation to remain within private property as per site plan or for applicant to ensure that it does by erecting a fence so that the excavated material does not cause an issue by encroachment’

**Heritage Society:** No Objection – ‘No heritage concerns and note the careful design largely utilising existing levels. A landscaping/ planting plan will be welcomed.’

**Neighbour:** ‘We would like to formally submit our concerns regarding the following:

1. An objection to any services i.e., Electrical, Telephone etc., either overhead or underground, being routed through our property. (NG0308 & NG0323).
2. Provisions put in place for debris protection to be implemented, to prevent damage to persons or property during excavation of access to the proposed development. Which is adjacent to our boundary line.’

## 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:

- Intermediate Zone: Policies IZ1 (a, b, f, g and h), IZ.6
- Housing Policies: H1 a), b), H2
- Water: Policy W2
- Energy: E.8
- 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

The current zoning for the plot is unique as it is split between Coastal and Intermediate Zone. The siting of the proposed development takes this into consideration, where all of the development will be carried out within the Intermediate Zone. The land slopes from east to west and is relatively steep with an existing track on the eastern periphery of the plot that serves survey controls and the Goat Pound Ridge Battery.

The use of the land for residential purposes is appropriate to the area in accordance with IZ1 b) and the proposal is therefore considered to be acceptable in principle.

The proposed excavation will measure 4m at its steepest point, and generally can be supported as much of the building will cover this section of excavation. Ground conditions are relatively stable in this area, therefore the stability of the embankment is not seen as an issue. The site excavation will be carried out in the form of two level platform to allow a split level design, appropriate for the terrain to which this development will sit on, and thereby is in accordance with IZ1 f).

Whilst the extent of the excavation will affect the existing track, there is scope to re-align the existing track to still allow access to the survey control points and the fortification. A Condition (No. 3) is proposed to be added to ensure access is still attainable to the fortification.

The dwelling will utilise the steep slope and have a layout conducive to the land, being a relatively narrow ground floor with the top platform taking advantage of the space available. The scale, proportion, details and external materials of the development will share similar characteristics of neighbouring development, and the design is coherent within itself in line with policy IZ1a).

Electricity and water infrastructure is available within the area, there is means of dealing with sewage and the parking can be provided on-site.

Overall the proposal can be supported in line with Intermediate Zone, Housing, Roads and Transport and utilities policies.