

Planning Officer's Report – LDCA NOVEMBER 2025

APPLICATION	2025/20 – Proposed Change of Use from One to 2 x 2-bed Dwelling Units in the form of alterations to Existing House including Loft Extension
PERMISSION SOUGHT	Full Permission
REGISTERED	29 th April 2025
APPLICANT	Anthony Thomas
PARCEL	JT150010
LOCALITY	New Bridge, Jamestown
ZONE	Intermediate
CONSERVATION AREA	Jamestown Historic
CURRENT USE	Existing House
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Initial Submission – Sentinel Newspaper on 1st - 15th May 2025▪ Revised Drawings - Independent Newspaper on 26th September 2025▪ A site notice displayed in accordance with Regulations.
EXPIRY	10 th October 2025
REPRESENTATIONS	Two Received – Initial Submission
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK (*Revised Drawings*)

1. Sewage & Water Division	No Response
2. Energy Division	No Response
3. Fire & Rescue	No Objection - Comments
4. Roads Section	No Response
5. Property Division	No Objection
6. Environmental Protection	No Objection
7. Public Health	No Response
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 Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response
15. Maritime	Not Applicable

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

This plot is situated at New Bridge, Jamestown and is designated within the Intermediate Zone and Jamestown Historic Conservation area. The building is also listed within the Crallen Report as having Group Value.

Diagram 1: Location Plan



PLANNING HISTORY

A development application was submitted and granted (Planning ref. 2017/31) in 2017 for alterations and extension to existing building to accommodate a dive centre along with accommodation and a dive pool. This has not been implemented and is no longer extant.

Diagram 2: Previously Approved Elevations - 2017/31



PROPOSED DEVELOPMENT

The current proposal omits the previous dive centre element. The current proposal is therefore for alterations and extensions to form a loft extension/second floor that will provide a 2-bed dwelling, and alterations on the ground floor to form a second 2-bed dwelling.

The original house walls and sash windows on the front elevation will be retained, with internal demolition of walls carried out to enable extensions to the rear.

Diagram 3: Existing Elevations (NB front elevation reversed)

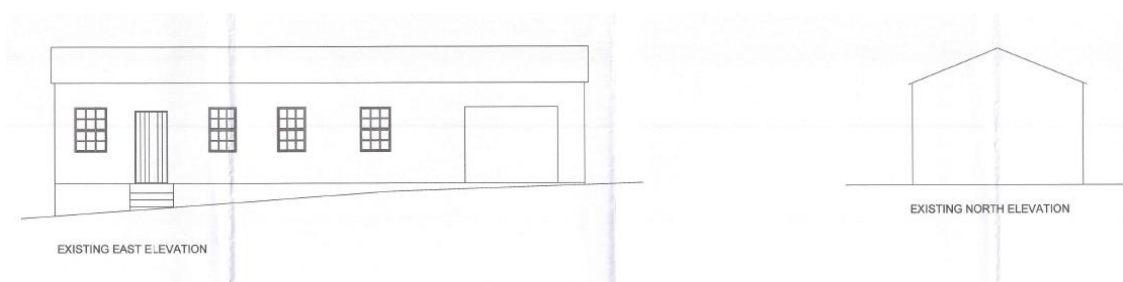
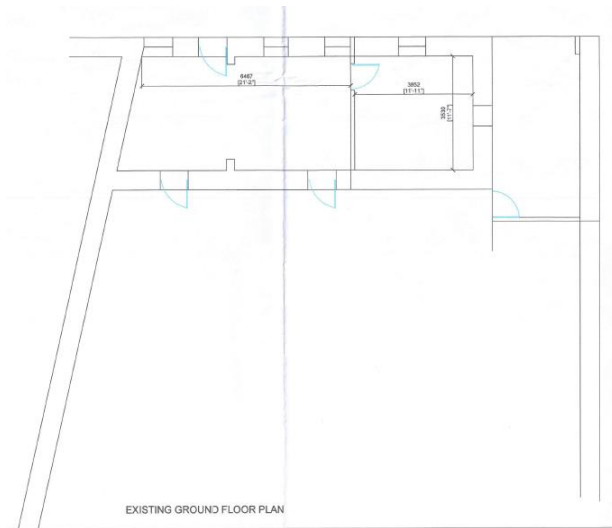


Diagram 4: Existing Floor Plan



The ground floor will comprise access via the existing door on the east elevation that will lead into the ground floor unit's lobby and lounge area with an opening into the separate kitchen and dining area, with two generous sized bedrooms with en-suites. A verandah will then be constructed to the rear with secondary access via a new alleyway that forms part of the building to the south.

Access to the first floor dwelling will be via a newly constructed lobby, where the old garage was located and a staircase will lead onto the first floor loft extension. The first floor dwelling will comprise an open planned kitchen, dining and lounges with utility, storage and two bedrooms with en-suites. Access to a balcony will be situated on the west elevation.

Diagram 5: Proposed Site Layout



The application was revised during consideration of the application and re-consulted on. Only the revised plans are for LDCA to determine.

Services such as electricity, water and sewage already exists at the property. Thirty five photovoltaic panels are proposed on the rear north facing roof. The extension will be constructed from concrete blockwork and loft will be cladded. The roof will be of a pitched design with the gable ends facing north and south elevations; made from corrugated iron. Three dormers will be constructed on the street side (east) elevation with casement windows. No details have been submitted with regards to the materials for these windows.

Diagram 6: Proposed Ground Floor Layout

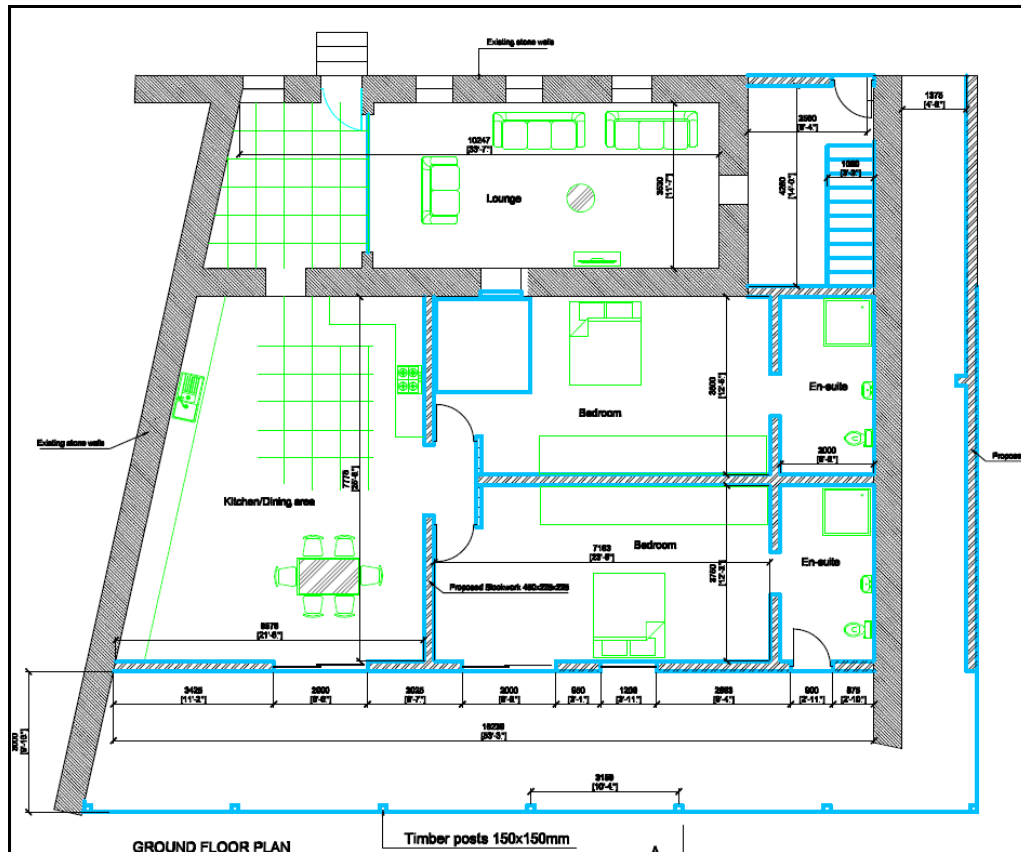


Diagram 7: Proposed First Floor Layout

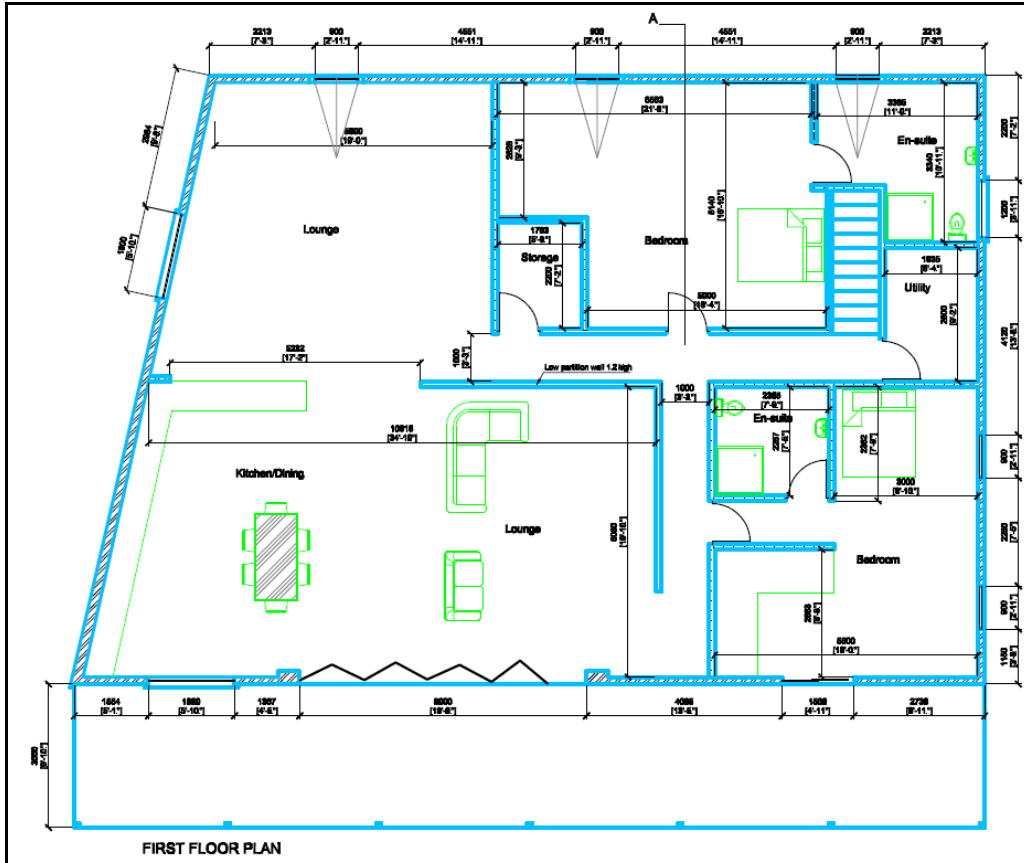


Diagram 8: Proposed East (Street-Facing Elevation)

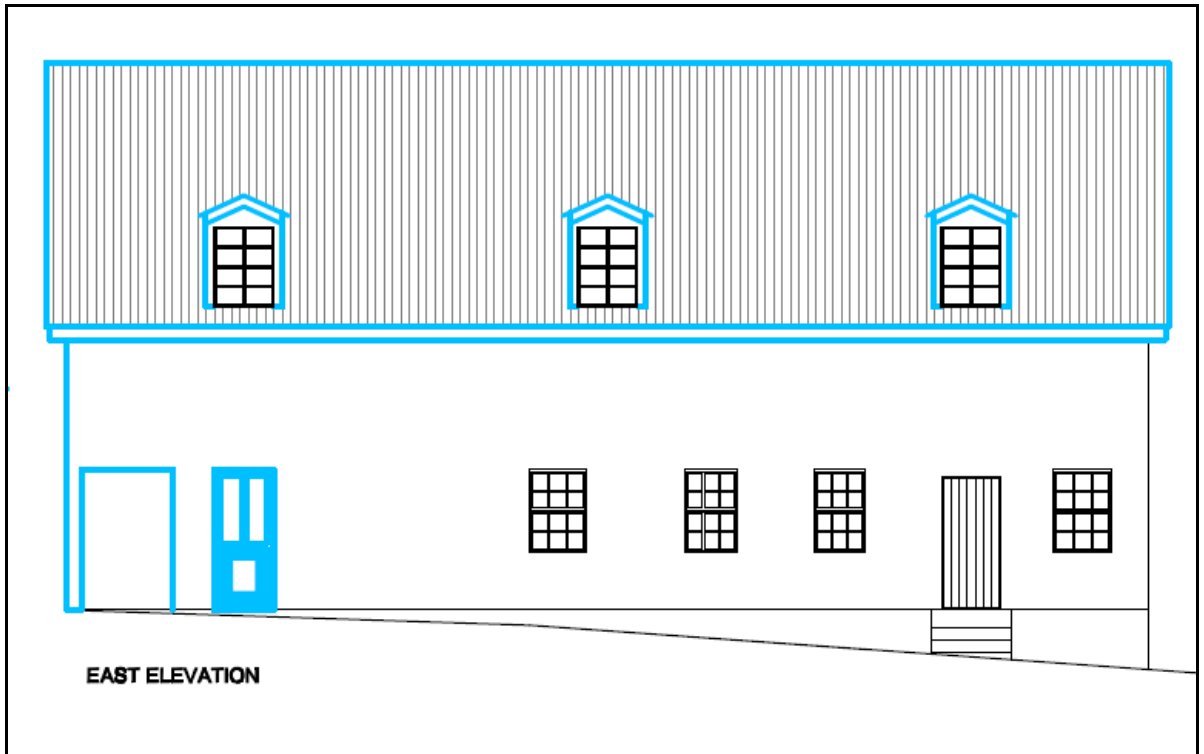


Diagram 9: Proposed South & North Elevations

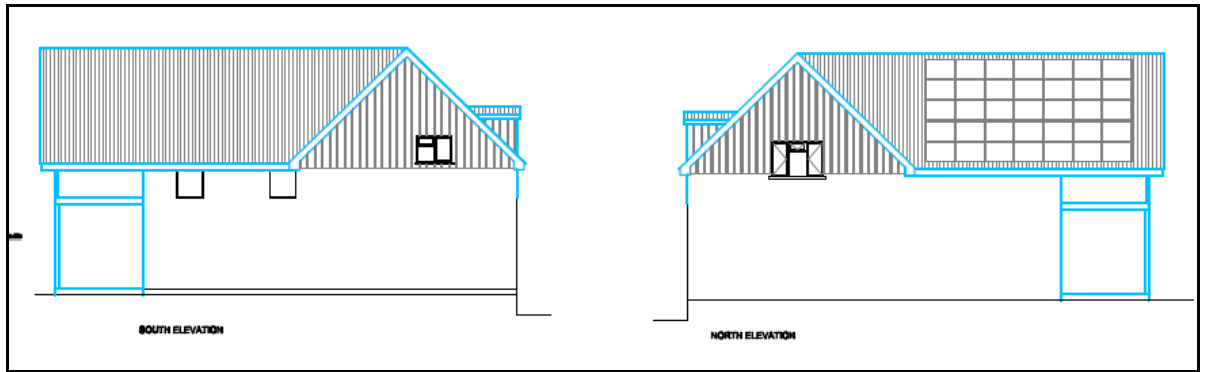
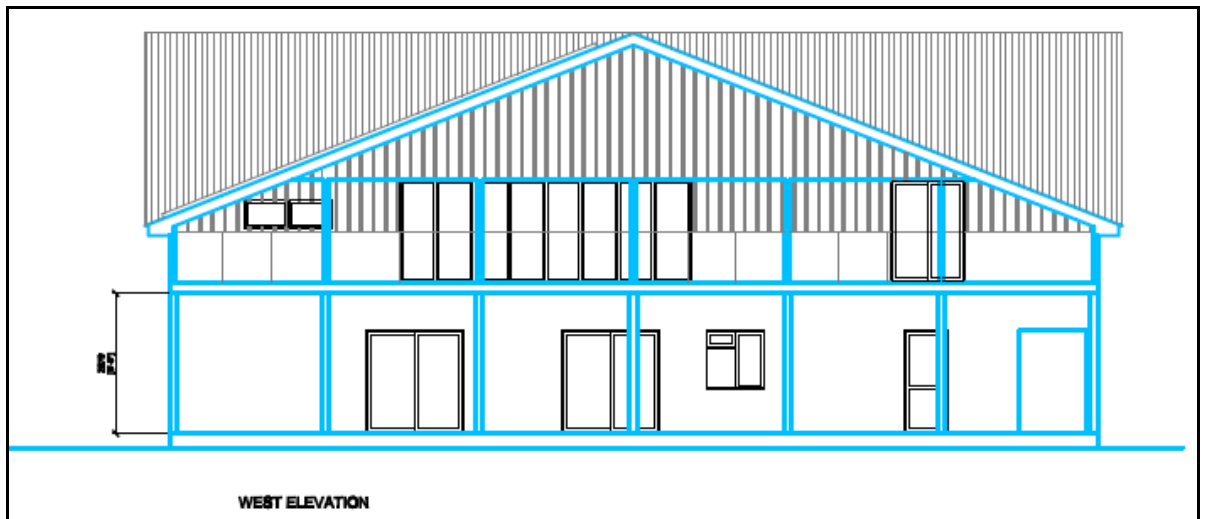


Diagram 10: Proposed West (Rear-Facing Elevation)



STAKEHOLDER FEEDBACK & REPRESENTATIONS

No objections were received from Planning Stakeholders; a comment is nonetheless noted below. Representations were received from the neighbouring property and a member of the public to the initial submission, however none were received in respect of the revised drawings.

Fire & Rescue Service – No objection: ‘The St Helena Fire & Rescue Service will need to have a sight of a scale plan for the installation of passive & active firefighting media’

Neighbour (*Some information from representation redacted as it is not considered a material planning matter*) – ‘The main concerns we would like addressed are: site surveys to be taken on our property. The proposed plans includes a timber framed extension on top of the existing footprint, which it is primarily stone walls shared by both properties. The wall on our goes deeper for the garage. Adding more weight to this stone walls which are held together by mud, will likely to cause cracking wall movement and eventually collapse.’

[Planning Officers Comments – The neighbours’ concerns listed are not considered a material planning consideration, where the structural integrity of the wall is a matter for Building Control to determine, whether that’s through a survey or structural calculations. If there is any damage during construction, this will remain a civil matter between both parties.]

Representation #2 – ‘I am finding it difficult to understand this application because it seems there may be some information missing, unless I have missed a drawing myself. I have seen two large drawing sheets and a separate amended elevation. Unfortunately the existing street elevation appears to be inaccurate and there is nothing to relate to the street scene. There is also no clear site plan showing existing site boundaries or the existing building layouts within the site. This means it is difficult to relate the proposals to the existing site or to its surroundings in the conservation area.’

[Planning Officers Comments – Revised drawings were received and re-advertised and these drawings are the subject of this assessment/report. No further representations were received in terms of the quality of the submission.]

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, g
- Built Environment: Policies BH1, BH2, BH5
- Housing Policies: H1 a), b), H2 & H9
- Water: Policy W2
- Energy: E.8
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7
- Road and Transport Policies: RT7
- Housing Strategy, 2015

OFFICER’S ASSESSMENT

Development permission has been previously been granted for a full two-storey extension to be carried out at this premises in 2017.

The proposal to provide two dwelling units is considered acceptable, given this area is primarily residential and would add to housing supply in line with Policies H1, H2 and H3. In particular, the proposal would provide smaller dwellings in Jamestown to meet the need for smaller, more affordable dwellings.

The most notable aspect of this development will be the loft extension with dormers fronting the property as well the large dormer seen on the west elevation at the rear. During the course of consideration, it was recommended by Officers to consider

breaking down the roof space particularly at the front of the property with dormers due to the visual mass of a loft that would be seen from the street. The applicant amended their plans in line with the recommendation to include three dormers of equal proportion, resulting in a more aesthetically pleasing design. This shares a resemblance to nearby Cambrian House and other historic buildings within the wider Jamestown Historic Conservation Area. It is therefore considered that the proposal enhances the appearance of the building whilst maintaining the character of the conservation area and historic buildings within the locality in accordance with LDCP Policies BH1, BH2 and BH5.

External materials, albeit not detailed, can be appropriate and a suitable condition will be added to ensure that details are submitted which are sympathetic to the status of the building.

The proposal would result in the loss of the existing garage. Whilst it may be considered that there will be an increased demand for parking due to the additional unit of accommodation, LDCP policy RT.7 states that parking requirements are exempt within the Jamestown Historic Conservation area and therefore no spaces are required. The proposal would not provide parking within walking distance of all the facilities and amenities available in Jamestown, in line with this policy.

There are existing services that the property already utilises in terms of electricity, water and sewerage.

Overall the proposal can be supported as it complies with the relevant policies listed above.