

Planning Officer's Report – LDCA JANUARY 2025

APPLICATION	2024/62 – Change of Use from Shop to Dwelling House with minor alterations to external appearance
PERMISSION SOUGHT	Full Permission
REGISTERED	12 th November 2024
APPLICANT	Amelia Gough
PARCEL	HTH0110
LOCALITY	“Andy’s”, Commonwealth Avenue opposite Evergreen Drive/Nr Evergreen Tree, Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Existing Shop
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 14th November 2024▪ A site notice displayed in accordance with Regulations.
EXPIRY	28 th November 2024
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Response
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted
11. Economic Development	No response
12. National Trust	No Objection
13. Sure SA Ltd	No Objection

14. Heritage Society

No Objection

15. Maritime

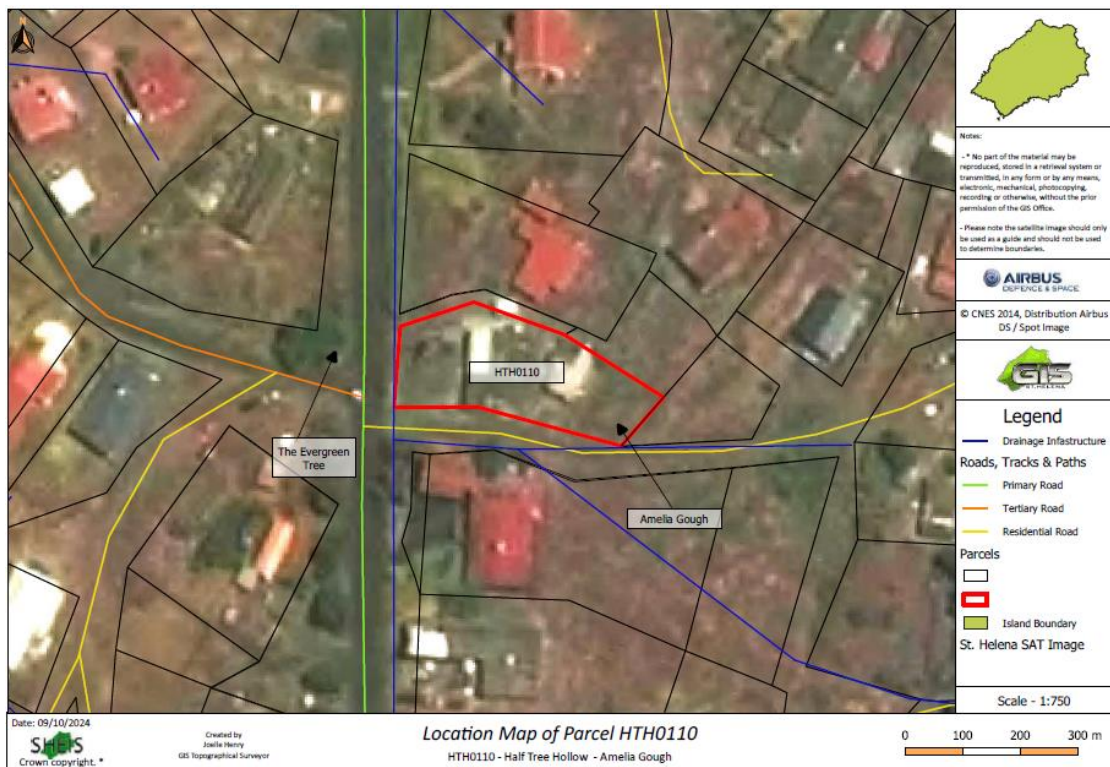
Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The development site is located near the Evergreen Tree on the eastern side of the main road at Andy's Shop in Half Tree Hollow, where it is designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The plot comprises an existing dwelling and shop contained within the current building footprint. The request is to change the use of the shop (“Andy’s”) to a one-bed dwelling. The new dwelling will comprise a bedroom with an en-suite WC/shower room and kitchen to the rear; some alterations would be made to existing doors/windows will be made to fit the new layout. There is no increase in the existing footprint to the building.

Sewage and grey water will be connected to the existing line that joins into the communal network.

In terms of car parking arrangements, there is sufficient space available on-site to accommodate four vehicles.

Diagram 2: Existing Layout & Elevations

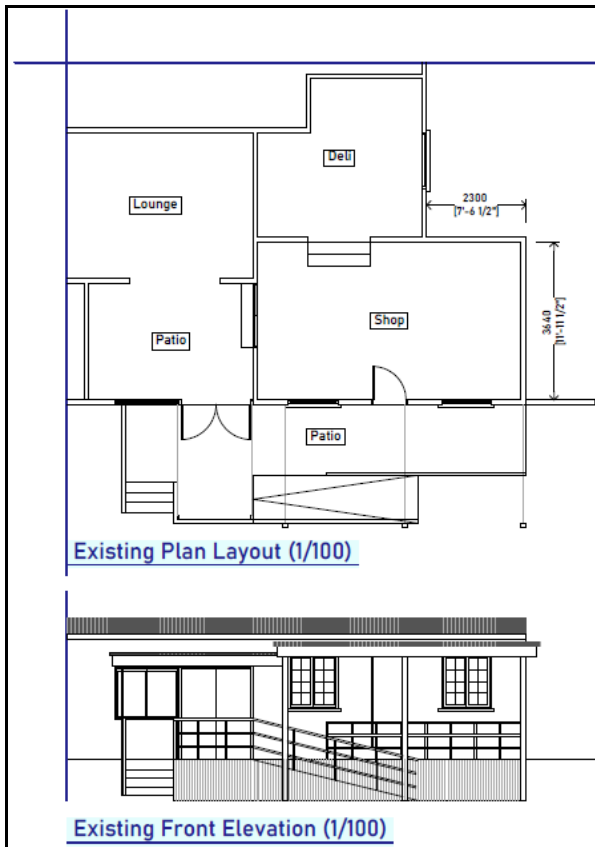
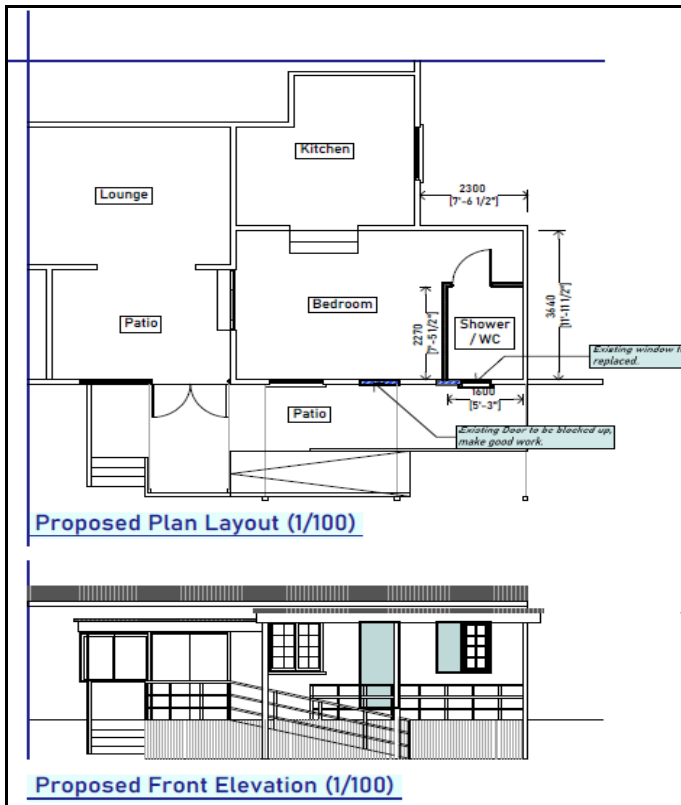


Diagram 3: Proposed Layout & Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or 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:

- Intermediate Zone Policies: IZ1 (a, b, g)
- Housing Policies: H1 a), b), H2 & H9
- Sewage, storm and Drainage: Policies SD6
- Road and Transport Policies: RT7
- Housing Strategy 2015

OFFICER'S ASSESSMENT

The current use as a shop was brought into use during the late 1980s. The proposal involves the current shop reverting from its current ancillary use back to residential use, albeit as a separate dwelling.

There are no specific planning policies relating to Shop Use Classes (A1, A2, A3, A4, A5) in the LDCP and, as such, there are no policies preventing the loss of retail facilities. Given that there are two supermarkets within 150m of the building, it is not foreseen that this loss would have significant impact on the local community's level of services in the area such that the principle of the loss of this shop is considered to be acceptable.

The proposed use as residential development is considered under the relevant housing policies and the Housing Strategy. The housing strategy does not indicate a minimum size requirement for a one-bedroom property, albeit the proposal meets the requirements for room sizing, where the bedroom measures approximately 19m², and the kitchen 12m², and is therefore considered that it would meet the room standards and be acceptable in line with the Housing Strategy. Smaller dwellings will also help with providing cheaper accommodation. As such, it is considered that the proposal would be acceptable in principle.

In assessing the details of the proposed development, the works to be carried out are minimal with materials being used coherent with the existing development.

On the above basis, it is not considered that there would be any harm arising to future occupiers of the rooms and that there would be no impact on adjoining occupiers or on the character of the locality.

Services can be provided in terms of means of dealing with sewage, where Connect has provided no objection due to the property having an existing connection. Sufficient parking is available on-site to meet the requirement for 2 parking spaces to be provided for each dwelling.

Overall, this proposal complies with the relevant policies and is considered to be acceptable.