

Minister for the Environment

Schedule of reasons for refusal: Rydal Mount, La Rue de la Guilleaumerie, St. Saviour
Planning application: P/2021/1436

The Minister for the Environment refused planning permission in respect of application reference P/2021/1436 for the following reasons:

- 1: The large size of the proposed extension, when considered alongside the planning history of the site and earlier additions to the host property, would not be subservient to the existing dwelling and would disproportionately increase the size of the dwelling in terms of gross floorspace, contrary to policy H9 of the 2022-2025 bridging Island Plan which seeks to limit home extensions in locations outside of the defined built-up area.
- 2: The design of the proposed extension fails to respect and respond to the character and appearance of the host property and the distinctive characteristics of its surrounding context in terms of matters including form, scale, materials and fenestration. This conflicts with the high standard of design required by policy GD6.
- 3: The proposed extension would cause some harm to the setting of the neighbouring Listed farm group of buildings, La Vielle Guilleaumerie, and this would conflict with policies SP4 and HE1, which seek to protect the special interest and significance of Jersey's Listed buildings.

END