

Assistant Minister for the Environment

Schedule of conditions and reason for refusal: Le Feugerel de La Marquanderie, La Route Orange, St Brelade

Planning application: P/2022/0515

A. The Assistant Minister for the Environment refused part of planning permission reference P/2022/0515, in respect of the proposed construction of a first-floor extension over the existing garage to the north elevation for the following reason:

1. The proposed development would have an unreasonable impact upon the amenities of the occupiers of nearby apartments in Dene Court, by virtue of loss of outlook, sunlight and overbearing appearance. The proposal is therefore contrary to Policies GD1 and GD6 of the adopted Bridging Island Plan 2022.

B. The Assistant Minister for the Environment approved part of planning permission reference P/2022/0515, in respect of the proposed orangery and the first floor extension to the south-east over the existing single storey wing of the building, subject to the following conditions:

1. The development shall commence within three years of the date of this Ministerial Decision.

Reason: The development will need to be reconsidered in the light of any material change in circumstances.

2. The development shall be carried out entirely in accordance with the approved plans and documents in so far as they relate to the orangery and the extension over the wing.

Reason: To ensure that the development is carried out as approved.

3. No development shall take place until the measures set out in the approved Species Protection Plan (ref: NE/ES/FG.02, 29th July 2022, Nurture Ecology Ltd.) have been implemented in full. The measures (where applicable) shall be maintained throughout the construction of the development and shall thereafter be retained as such. Any variations that may be required as a result of findings on site shall be agreed in writing by the Chief Officer prior to the variations being carried out.

Reason: To safeguard the natural environment and biodiversity and geodiversity in accordance with Policies SP5 and NE1 of the Bridging Island Plan.

END