

Minister for the Environment

Schedule of reasons for refusal: Kungsvik, Pontac Common, La Grande Route de la Cote, St Clement

Planning permission: P/2023/0027

The Minister for the Environment hereby refuses planning permission reference P/2023/0027 for the following reasons:

1. The proposed double garage, by virtue of its design, mass, height and scale, would fail to conserve, protect and contribute positively to the distinctiveness of the site's surrounding built environment. This is contrary to policies GD6 and PL3, of the approved Bridging Island Plan 2022, which requires that all developments be of high-quality design.
2. The proposed double garage, by virtue of its design and external staircase, would unreasonably harm the amenities of an adjacent property (La Corniere). In particular, the proposal would be likely to create a sense of overbearingness and would result in an unreasonable effect on privacy for this neighbouring property. The proposal is, accordingly, contrary to policy GD1 of the approved Bridging Island Plan 2022.

END