

Minister for the Environment

Schedule of reasons for refusal: 42 Roseville Street, St Helier

Planning application: P/2022/1717

The Minister for the Environment refused planning permission for the following reason:

1. The balcony, by virtue of its overall size, design and proximity to windows of neighbouring residential property, would result in an unreasonable loss of amenity to occupants of No 40 Roseville Street by virtue of actual and perceived overlooking effects and loss of privacy. The proposal therefore conflicts with policies GD1 and GD6 of the bridging Island Plan (adopted March 2022), which require developments to avoid unreasonable harm to amenities of neighbouring uses and to be of a high standard of design which respects neighbouring uses.

END