

## Minister for the Environment

**Schedule of reasons for refusal:** Field No. T817, La Verte Rue, Trinity  
**Planning permission:** P/2023/0567

**The Minister for the Environment hereby confirms the refusal of planning permission for the following reasons:**

1. The Minister considered that the two-storey gable feature, large split-eaves dormer window and overall extent of glazing on the southern elevation of the proposed dwelling did not exhibit sufficient reference to the vernacular or character of the local area where such features are not commonplace.

Accordingly, the Minister considered that the scale and character of the proposed development was not appropriate to the context of the site and, accordingly, was contrary to Policy GD6 – Design quality, which seeks to ensure that all new developments are of a high quality of design that conserves, protects and contributes positively to the distinctiveness of the built environment, landscape and wider setting. For similar reasoning, the Minister considered that the development proposal was contrary to Policy PL3 – Local centres, which seeks to ensure that any new development within a local centre has regard to the character of the area and its capacity to accommodate more dense forms of development.

2. The Minister further considered that the construction of a relatively large dwellinghouse in close proximity to, and directly to the rear of, the garden area and windows of number 10 Les Maisons Cabot would not serve to maintain or improve the existing outlook from the property – instead it would result in a sense of overbearing enclosure and a perceived loss of privacy for occupiers of the property as a result of the proximity of the proposed new dwelling and its side and rear garden / circulation areas. Such impacts upon the amenities of the neighbour would be unreasonable and not in accord with Policy GD1 - Managing the health and wellbeing impact of new development, which seeks to ensure that new development does not adversely affect people's health and wellbeing or have wider amenity effects that erode community wellbeing.

END