

## Minister for the Environment

**Schedule of conditions and reason for refusal:** Land at Les Ruisseaux House (Secret Garden), Les Ruisseaux, St Brelade

**Planning application:** RP/2020/0558

**A. The Minister for the Environment refused part of planning permission reference RP/2020/0558, in respect of the proposed installation of the air source heat pump on the north-east elevation and for the proposed installation of solar panels on the roof plane, for the following reasons:**

1. Insufficient evidence has been submitted with the application to prove that the proposed air source heat pump would not result in an unreasonable level of noise disturbance to nearby residents. In the absence of such information, the Minister considers that the pump may unreasonably harm the amenities of nearby residents by virtue of noise emissions and the proposal is, therefore, contrary to Policy GD1 of the adopted bridging Island Plan 2022.
2. The proposed solar panels would dominate the outlook from the sitting-out area and windows at the side of Le Picachon. They would also be an intrusive feature when viewed from the front forecourt of Le Picachon and for a considerable distance northwards along Cowdray Drive. The extent of the panels' coverage of the roof plane, together with the height and appearance of their mounting frames, would make them unreasonably overbearing and oppressive contrary to Policy GD1 and Policy GD6 of the bridging Island Plan, 2022.

**B. The Minister for the Environment approved part of planning permission reference RP/2020/0558, in respect of the proposed external stairs to south elevation, timber cladding to south elevation and to changes to the ground-floor window and door arrangements, the repositioning of a rooflight and the repositioning of internal walls, doors and staircases, subject to the following conditions:**

1. The development shall commence within three years of the date of the 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 external stairs, the timber cladding and the internal and external alterations.  
Reason: To ensure that the development is carried out as approved.

END