

Minister for Environment

Schedule of reasons for refusal: Coppelia and Fieldings, Le Mont Pinel, St Helier
Planning permission: P/2023/0799

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

1. The proposal, by virtue of its close proximity to the property to the west of the site, having regard to the layout, form and massing of the development, and lack of mitigating boundary treatment, would not adequately address the relationship of the development to existing buildings, which would result in an unacceptable overbearing impact and loss of privacy to neighbouring land and buildings contrary to Policies GD1 and GD6 of the Bridging Island Plan 2022.
2. The development by virtue of the limitations of the private amenity proposed; being unconnected split-level spaces, linear in shape and minimal in size, the ground floor spaces lacking in sun and daylight sited to the north of the two storey properties, and some spaces in public view lacking privacy, would not meet the expectations of the Residential Space Standards SPG in terms of quality, and for some units overall size of private amenity for the number of persons per dwelling, which would be contrary to Policies SP3, GD1 and H1 of the Bridging Island Plan 2022 and the Residential Space Standards SPG (2023).
3. The shared space as noted on the Site plan would not be an accessible space for units 3-6 of the proposed development, given division of the site, and there would be no dedicated space for play. Consequently, the proposed development would be contrary to Policies SP3, CI8 and H1 of the Bridging Island Plan 2022.
4. In the absence of a detailed landscaping plan, the proposal fails to adequately demonstrate the delivery of green assets and sufficient enhancement of green infrastructure as an integral element of the design as required by Policies GD6, GD8 and NE2 of the Bridging Island Plan 2022.
5. By virtue of the layout of the proposed development and resultant close relationship with neighbouring windows and private amenity spaces, specifically to the north and west of the development site, the development would unreasonably harm the amenities of occupants and neighbouring uses, including those of nearby residents, and in particular, would unreasonably affect the level of privacy to buildings and land that owners and occupiers might expect to enjoy contrary to Policies GD1, GD6 and H1 of the Bridging Island Plan 2022.
6. The application fails to demonstrate that the development will provide an appropriate level of accessible and convenient off-street motor vehicle parking, that is well-integrated with the development, contrary to Policies GD6 and TT4 of the Bridging Island Plan 2022.

END