

## Minister for Environment

**Schedule of reasons for refusal:** Les Minquiers, Le Mont Gras d'Eau, St Brelade  
**Planning permission:** P/2023/1371

**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 neighbouring properties and their private amenity spaces, specifically to the east and west of the development site, having regard to the layout, form, height, massing and design of the development and lack of mitigating boundary treatment, would not adequately address the relationship of the development to the existing neighbouring buildings and would create an unacceptable overbearing impact to neighbouring land and buildings to these elevations contrary to Policies GD1 and GD6 of the Bridging Island Plan 2022.
2. By virtue of the close relationship with the neighbouring private amenity spaces, specifically to the east and west of the development site and lack of mitigation proposed, 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 and GD6 of the Bridging Island Plan 2022.

END