

Minister for Environment

Schedule of reasons for refusal: 14, Havre des Pas, St. Helier

Planning permission: P/2023/1361

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

1. The proposed development as perceived within the site would, by virtue of the scale, mass and separation distance between building faces, result in an unreasonable sense of containment, overlooking, inadequate sunlight and overbearing experienced by future occupants of the proposed development contrary to policies GD1 and H1 of the Bridging Island Plan 2022.
2. The proposed development would not provide adequate, good quality usable amenity space which is required to satisfy the minimum requirements for new dwellings and shared communal area and this would be harmful to the living conditions of future occupiers of the residential units and therefore fails to meet the criteria of SPG Residential Space Standards and policies SP3 and H1 of the Bridging Island Plan 2022.
3. The layout of the proposed development would not provide good quality useable play space and contribute towards helping children to be safe, active, social and imaginative, contrary to SPG Residential Space Standards and Policy CI8 of the Bridging Island Plan 2022.

END