

## Minister for Environment

**Schedule of reasons for refusal:** Le Cotil d'Argile, Le Mont de la Rocque, St. Brelade  
**Planning permission:** P/2023/0723

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

**1** The proposal involves substantial built development in the Green Zone which is not appropriate, necessary and justified in its location, and the proposal is not an extension to an existing building. This fundamentally conflicts with policy SP2 of the Bridging Island Plan (adopted March 2022), which sets out the spatial strategy for Jersey and directs new development to the Built-up Area, and seeks to limit development in the Green Zone in the interests of sustainable development.

**2** The roof terrace above the lower ground floor accommodation would, by virtue of its overall size, elevation and proximity to the garden area of the neighbouring property, Clos de Pins, to the east, result in an unreasonable loss of amenity to occupants of that property by virtue of actual and perceived overlooking effects and loss of privacy. The proposal therefore conflicts with policies GD1 and GD6 of the Bridging Island Plan (adopted March 2022), which require developments to avoid unreasonable harm to amenities of neighbouring uses and to be of a high standard of design which respects neighbouring uses.

END