

General Information	
Ministerial Decision Type	Deciding of: an Appeal/Case/Application/Public Inquiry
Report Title	Appeal Decision: P/2021/1804 (Les Quatre Saisons, 1 Abbey Close, La Grande Route de St Jean, St Helier)
Minister	Environment
Signatory	Minister
Lead Department	Strategic Policy, Planning and Performance (SP3)
Lead Directorate	Strategy and Innovation (SP3)
Ministerial Decision Summary: Public or Absolutely/Qualified Exempt	Public Select if more than one Absolutely/Qualified Exemption.
Date decision made if different to date 'Ministerial Decision Summary' signed.	Select date.
Report and Supplemental Report Details	
Report Author	Principal Policy Planner
Date of Report	29/07/2022
Supplementary Report Title <i>(If applicable)</i>	Inspector's Report: P/2021/1804 (Les Quatre Saisons, 1 Abbey Close, La Grande Route de St Jean, St Helier)
Supplementary Report Author <i>(If applicable)</i>	David Hainsworth LL.B(Hons) FRSA Solicitor
Date of Supplementary Report <i>(If applicable)</i>	18/07/2022
Ministerial Decision Report: Public or Absolutely/Qualified Exempt	Public Select if more than one Absolutely/Qualified Exemption.
Relevant Case/Application/URN <i>(Only complete if making a decision related to an appeal/case/application)</i>	P/2021/1804
Relevant Proposition Number <i>(Only complete if presenting Comments or if lodging an Amendment)</i>	Insert P. number.
Relevant Scrutiny Report <i>(Only complete if presenting a ministerial response)</i>	Insert S.R. number.
Associated Law(s) and/or Subordinate Legislation	Articles 108 - 111 of the Planning and Building (Jersey) Law 2002
Action required if recommendation agreed	Department to take necessary action.

Resource Implications	There are no new financial and/or manpower implications.
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Introduction

Following an appeal against the approval of planning permission, reference P/2021/1804, Mr David Hainsworth was appointed as the planning inspector to consider the appeal and all statements and other plans and documents associated with the appeal.

The inspector held a hearing into the appeal and visited the site and surroundings before preparing and submitting a report for the Minister's consideration.

Recommendation

To allow the appeal, in line with the inspector's recommendation, and to refuse planning permission, reference P/2021/1804, for the following reason: The extension, by virtue of its sense of overbearing and its effect upon the level of sunlight during winter months, would unreasonably harm the amenities of the occupants of a neighbouring dwelling contrary to Policy GD1 of the 2022 bridging Island Plan.