

Minister for the Environment

Schedule of conditions: Le Fresnais, La Route des Champs,

Planning permission: P/2022/1699

The Minister for the Environment hereby imposes the following conditions on planning permission reference P/2022/1699:

A. The development shall commence within three years of the Ministerial Decision date.

Reason: The development to which this permission relates will need to be reconsidered in light of any material change in circumstance.

B. The development hereby approved shall be carried out entirely in accordance with the plans, drawings, written details and documents which form part of this permission, including those aspects required by Condition 1.

Reason: To ensure that the development is carried out and completed in accordance with the details approved.

1. No development shall be carried out until revised details of the following matters have been submitted for the planning authority's approval and have been approved by the authority in writing. If approved, the development shall not be carried out other than in accordance with the approved details, the specifications of which shall be retained in the event of any future replacements.

(a) The type of glass and type of opening mechanism (including extent of opening) to be installed in the windows of the proposed first floor bathrooms and dressing room, and in the side window of proposed bedroom 3.

(b) The position of the proposed outbuilding, with particular reference to its distance from the east boundary of the site and its size and shape as shown on different drawings.

(c) The design of the proposed outbuilding with particular reference to the position of the door.

Reason: To ensure that these matters are subject to full and proper scrutiny by the planning authority, in the interests of safeguarding the amenities of nearby residents.

2. The existing boundary hedge along the eastern site boundary shall be retained at or above its existing height unless otherwise agreed in writing by the planning authority.

Reason: In the interest of the amenity of the area, the natural environment and to ensure precise landscape details serve to protect the amenities of neighbouring uses in accordance with the requirements of policies SP4, SP5, GD1, NE1, NE2 and NE3 of the Adopted Bridging Island Plan 2022.

3. The office room hereby approved shall only be used for purposes ancillary to the main dwelling Le Fresnais and in particular, the accommodation is not approved for use as a separate residential unit.

Reason: To avoid the establishment of a separate residential unit, which may be contrary to certain policies of the Bridging Island Plan 2022. The application has also not been assessed on the basis that it is for a separate residential unit.

4. No part of the development hereby approved shall be commenced until details in respect of occupancy numbers and confirmation of foul and surface water disposal for the property have been submitted to and approved in writing by the planning authority.

Reason: To ensure that the completed development is provided with satisfactory infrastructure in accordance with policy WER6 and WER7 of the Adopted Bridging Island Plan 2022.

END