

**WRITTEN QUESTION TO THE MINISTER FOR PLANNING AND ENVIRONMENT
BY DEPUTY G.C.L. BAUDAINS OF ST. CLEMENT**

ANSWER TO BE TABLED ON TUESDAY 17th JANUARY 2006

Question

With regard to the property 'Lerzardrieux', Rue de la Houguette, St. Clement, and questions asked of the former President of the Environment and Public Services Committee on 29th November 2005, would the Minister inform members –

- (a) whether any further actions have been taken to assess the new building's visual impact particularly from the north, south, east and west elevations and, furthermore, to determine whether it obscures the Mont Ube lighthouse from the south?
- (b) whether any further actions, such as on site measurements, have been taken to confirm the height of the new building and, if so, how far this exceeds the height of the original building; if not, would the Minister confirm that this will be undertaken and reported to the States and that steps will be taken to reduce any dimension not consistent with the submitted plans? and,
- (c) whether the former Environment and Public Services Committee considered the visual impact of the new building and, if so, why it permitted the building to be of increased height?

Answer

- “(a) Having visited the site and its surroundings, I agree with the Deputy that the building currently under construction is far more prominent from surrounding views than its predecessor. In my view, the building does not obscure the light on Mont Ube lighthouse, but does affect views from the south and south west, Pontac and the north.
- (b) The photographic evidence and the approved plans demonstrate an increase in overall height of 2.1 metres. Although the sloping roof is considered to reduce the perceived height of the building, its dark mass is still prominent. The roof is only partially pitched and therefore has a considerably lower height than a fully pitched roof. As far as I can ascertain, the surrounding foliage does not appear to have been cut.
- (c) The application was approved in its present form in August 2003, save for a modest revision which does not affect the building's impact on its surroundings. Measurements of the uncompleted building taken some months ago, demonstrate that the building is being built in accordance with the approved drawings.
- (d) The application was considered by the Department and the Applications Sub-Committee. I understand that the Sub-Committee considered the impact of the building on its surroundings but deemed it to be acceptable. I was not party to the decision to approve such a conspicuous building.
- (e) If the building were to be built in excess of the approved drawing then the Minister has the legal power to direct the owner to reconstruct the building in accordance with the approved plans if the increase is considered to be unacceptable. I would have no hesitation in using those powers were that the case.”