

## **ENFORCEMENT NOTICE**

### **Planning & Building (Jersey) Law 2002**

THIS NOTICE TAKES IMMEDIATE EFFECT ON THE DATE IT IS ISSUED

#### **1 This Notice:**

Is issued pursuant to the powers conferred under (Part 5) Article 40 of the Planning and Building (Jersey) Law 2002 because it appears that a breach of development controls has occurred at the Land stated below. Article 5 of the above Law defines the meaning of development and Article 7 of that Law states that Land shall not be developed without planning permission.

#### **2 This Notice relates to land at:**

The area of land forming the rocky outcrop to the south of the land known as Rochez, Les Ruisseaux, La Route des Genets, St. Brelade, JE3 8DD on the Jersey Digital Map and having the UPRN of 69128578.

*(edged in RED on the attached 'Enforcement Notice Location Plan)*

#### **3 The Matters which appear to constitute the Breach of Development Controls:**

- 3.1 Without planning permission, the development of wooden decking, steps and walkways (Breach of Development Controls). The Breach of Development Controls has been marked on the attached Enforcement Notice Location Plan, indicated by an area edged in Red and annotated 3.1.

#### **4 Reasons for Issuing this Notice:**

- 4.1 It appears that the Breaches of Development Controls have occurred within the last 8 years and that it is expedient to take action to remedy the Breach.

- 4.2 The site is located within the 'Green Backdrop Zone' and subject to Policy GD8 (Green Backdrop Zone) of the adopted 2022 Bridging Island Plan. Contrary to policy, the unauthorised development unacceptably increases its visual prominence of the existing built site and is not well-related to existing development of the area, nor does it avoid the skyline or the steepest slopes.
- 4.3 The site is subject to the requirements of Policy NE3 (Landscape and Seascape Character) of the adopted 2022 Bridging Island Plan. The unauthorised development neither protects or improves the landscape or seascape character of the area. The character and visual amenity of the natural feature of the rocky outcrop is adversely affected by this unauthorised development.
- 4.4 The wooden decking, steps and walkways, by their nature, design and highly prominent siting create an overbearing impact, introduce an incongruous feature to the detriment of visual amenity of the subject site and surrounding area, as well as giving rise to an unreasonable level of both perceived and actual overlooking and a loss of privacy to neighbouring buildings and land. For this reason, the development fails to satisfy the requirements of Policy GD1 of the adopted 2022 Bridging Island Plan.

## **5 Steps Required to Remedy the Breach:**

- 5.1 Remove all 'wooden decking, steps and walkway structures' from the rock outcrop to the south of the property known as Rochez, Les Ruisseaux, La Route des Genets, St. Brelade.
- 5.2 Remove all resulting debris and materials from the rock outcrop to the south of the property known as Rochez, Les Ruisseaux, La Route des Genets, St. Brelade.

**6 Time for Compliance:**

3 months from the date this Notice takes effect.

**Date of Issue:** 17.03.2025

**Authorising Officer:** Andrew Jarratt (Appeals and Compliance Manager)

**Date:** 17.03.2025

For and on behalf of the Chief Officer and Planning Committee.

Andrew Jarratt

Appeals and Compliance Manager

Infrastructure and Environment

Government of Jersey,

Union St, St Helier, Jersey JE2 3DN

**Enclosures.**

1. Enforcement Notice Location Plan
2. Aerial Images (2018-2024)

**Informative.**

1. Any other item or issue not specified in this enforcement notice may be the subject of a separate notice.

## **ADVISORY NOTES**

### **What will happen if this Notice is not complied with:**

If you fail to comply with the requirements of this Notice you may be liable to prosecution under the appropriate Article of the Planning and Building (Jersey) Law 2002.

### **Your Rights of Appeal:**

In accordance with Article 109 of the above Law, you may appeal against this Notice to the Judicial Greffier by writing to the Planning Tribunal, First Floor, International House, 41 The Parade, St Helier JE2 3QQ no later than 28 days from the date this Notice is issued, enclosing the required fee.

### **Planning Tribunal:**

[planningtribunal@courts.je](mailto:planningtribunal@courts.je)

### **Appeal Information:**

<https://www.gov.je/planningbuilding/appealscomplaints/pages/appealplanningbuildingdecision.aspx>







0 0.0075 0.015 0.03 km

2018

Date: 13/03/2025

SCALE 1:500





0 0.0075 0.015 0.03 km

2019

Date: 13/03/2025

SCALE 1:500

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0 0.0075 0.015 0.03 km

2020

Date: 13/03/2025

SCALE 1:500

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0 0.0075 0.015 0.03 km

2021

Date: 13/03/2025

SCALE 1:500





0 0.0075 0.015 0.03 km

2022

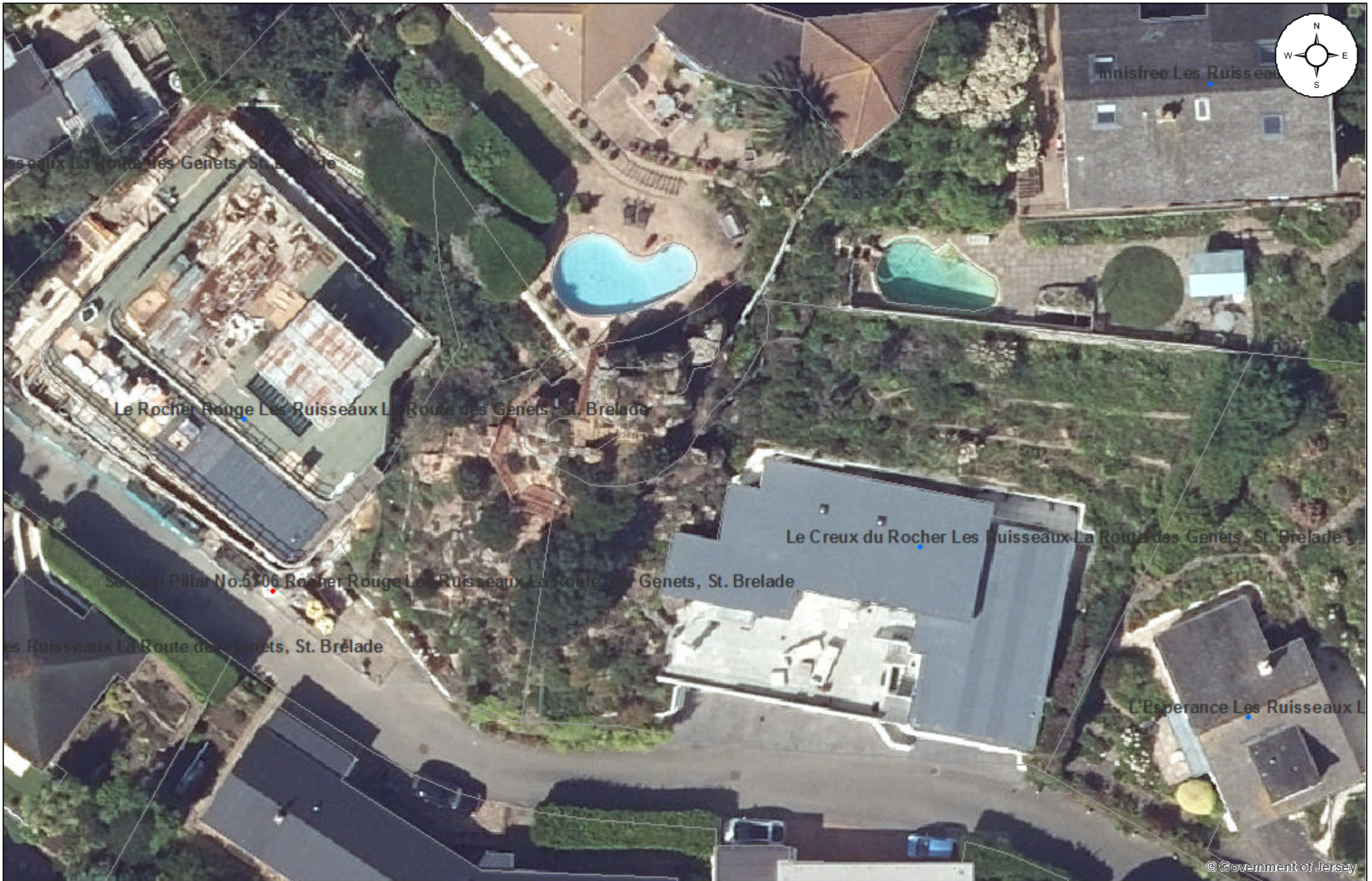
Date: 13/03/2025

SCALE 1:500

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0 0.0075 0.015 0.03 km

2023

Date: 13/03/2025

SCALE 1:500







0 0.0075 0.015 0.03 km

2024

Date: 13/03/2025

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