

TO: Planning and Environment Department
South Hill
St Helier
JE2 4US

RECEIVED
-5 JUL 2011

Your name and address (Capitals please)
[Redacted] objector 1
[Redacted]

Application reference
PP/2010/1147

Application address
LA ROUSSE
MONT SOHIER
ST BRELADES BAY
JERSEY

- Objection reason (tick one or more)
- Planning Policies
 - Character of the area
 - Character of the building
 - Noise and disturbance
 - Significant loss of light
 - Loss of privacy
 - Traffic generation and Road Safety
 - Car parking

Your comments

We are strongly objecting to these outline plans on this site as they do not state what exactly would be built there. The present building has been left to get in a dilapidated state on the shoreline and now it seems it is to be sold off with planning permission. There is no exact specifications. I understand that buildings reconstructed on the shoreline should be only slightly larger or even maybe to the same or a lesser degree and of same character. The existing dwelling of approx 86m2 and a replacement of 145m2 doubled with 2 storeys plus garage 39m2 and boiler room with a height possibly the same as el Cobre makes this proposed dwelling nearly 4 times the mass. This is surely not acceptable? this prominent position in the centre of the bay where we have the only open space for quite a distance and which makes a positive visual effect also stopping potential mass overbearing. A small building compatible in design and form with the pre existing building in the same footprint would be appreciated or maybe the Hotel owner would consider gifting the property to the parish or National Trust as a Thank you for all the good years they had from the bay, especially as they paid so little for the site!

May i stress again this is SHORELINE damage to the environment cannot be reversed but we do not need to add to it. The option of the reconstruction of the present building only should be allowed. Improving the overall appearance of the Bay involves extending green open space on the shoreline zone.

Yours sincerely
 [Redacted] objector 1
 [Redacted] objector 2
 [Redacted] objector 3

Signed: _____ Date: June 28, 2011

Copies of written comments will be forwarded to the applicant and made available to all interested parties upon request.

COPY SENT TO
- 5 JUL 2011

To: Planning and Environment Department
South Hill
St Helier
JE2 4US

Your name and address (Capitals please)
[Redacted]
[Redacted]

Application reference
PP/2010/1147

Application address
La Rousse, La Route de la Baie, St
Brelade, Jersey

- Objection reason (tick one or more)
- Planning Policies
 - Character of the area
 - Character of the building
 - Noise and disturbance
 - Significant loss of light
 - Loss of privacy
 - Traffic generation and Road Safety
 - Car parking

Your comments

I am objecting due to the size of the proposed building, which is double the height of the current building, and is an area of public interest and would ruin the beach eye line. I do not object to a replacement building on the site, but I believe it should be the same height as the existing building. In addition the owners are only after building consent so that they can increase the selling price of the land, and any new owner is likely to change any approved building plans. This island hands out planning permissions too easily on sites that are of interest to the island, such as on beach fronts and we should be taking more care of the island's natural beauty.

Signed: _____ Date: June 28, 2011

Copies of written comments will be forwarded to the applicant and made available to all interested parties upon request.

COPIES SENT: LAPP / LAG
-5 JUL 2011

To: Planning and Environment Department
South Hill
St Helier
JE2 4US

Your name and address (Capitals please)
[Redacted]
[Redacted]

Application reference
PP/2010/1147

Application address
La Rousse, Le Mont Sohier, St.
Brelade

- Objection reason (tick one or more)
- Planning Policies
 - Character of the area
 - Character of the building
 - Noise and disturbance
 - Significant loss of light
 - Loss of privacy
 - Traffic generation and Road Safety
 - Car parking

Your comments

As residents in the Bay for many years , we are writing to strongly object to the amended plans proposed at La Rousse, due to the size of the building as this is in a shoreline zone/open space.

Signed: _____ Date: _____

Copies of written comments will be forwarded to the applicant and made available to all interested parties upon request.

PLANNING APPLICATIONS
OFFICER.

SOUTH HILL
SAINT HELIER

22.6.11

P & E RECEIVED

- 1 JUL 2011

COPY SENT: LAPP/LA

- 5 JUL 2011

DEAR Sir / MADAME

OPPOSITION TO AMENDMENT PLAN
LA ROUSSE - ST-BRELADE'S BAY
PP(2010/1147) 4.8.2010
WU (L'HORIZON) LTD

I WISH TO STATE MY STRONG OPPOSITION TO THE ABOVE
PLANNING PROPOSAL AT LA ROUSSE, ST-BRELADE'S BAY
ON THE FOLLOWING GROUNDS

(1) NOT IN KEEPING WITH THE BAY

(2) TOO HIGH. PROPERTY WOULD BE TOO OVERBEARING IN
RELATION TO SITE + LOCATION. THE CURRENT OPEN ASPECT
VIEWED FROM THE PROMENADE AND ROAD WOULD ADVERSELY ALTER

(3) TOO CLOSE TO THE PROMENADE. CURRENTLY LA ROUSSE IS IN LINE
AS ITS WESTERLY NEIGHBOUR EL COBRE BUILDING.
ALSO A LARGE OPEN SPACE IS DESIRABLE BETWEEN THE
NEW LA ROUSSE + PROMENADE TO AVOID THE PROMENADE
BECOMING A NARROW CORRIDOR

(4) TOO CLOSE TO WESTERLY NEIGHBOUR EL COBRE.
A LARGER OPEN SPACE SHOULD BE CREATED BETWEEN
LA ROUSSE + EL COBRE - TO AVOID A LARGE
CONCRETE MASS

THANK YOU FOR YOUR CONSIDERATION
YOURS FAITHFULLY

28 JUN 2011

Op/2010/1147
La Rousse

copy sent: LAP/LAG

30 JUN 2011

Dear Planners,

I am writing this plea for your consideration re the planning application for La Rousse, St Brelades Bay.

Please, please retain this as a traditional sea-side area of similar properties which give the place its character and which people enjoy.

The ultra modern "glass box" design on the sea-front, filling the site to capacity is not, in my opinion, in keeping with the character of the area.

I would ask you to consider these points in your deliberations.

Yours sincerely

22 JUN 2011

Subject: FW: AMENDED PLANING APPLICATION: LA ROUSSE. LE MONT SOHIER, ST. BRELADE. JE3 8EF. .PP/ 2010 / 1147.

From: [REDACTED]

Sent: 22 June 2011 01:07

To: [REDACTED]

Subject: AMENDED PLANING APPLICATION: LA ROUSSE. LE MONT SOHIER, ST. BRELADE. JE3 8EF. .PP/ 2010 / 1147.

Dear [REDACTED]

Amended Planing Application:**La Rousse, Le Mont Sohier, St. Brelade, JE3 8EF****PP/2010/ 1147 Applicant: WY (L'Horizon) Ltd 4.8.2010**

I represent the residential building immediately adjoining La Rousse's Western Boundary.

I strongly object to the amended planing proposal for La Rousse on the following grounds:

1. The proposal of the two to three building is planned to be constructed only a few inches away, (thus far too close) to my Eastern boundary, consequently this would diminish the sunlight and invade the privacy and tranquility of my property and that of its residential occupiers of the ground and first floor apartments.
2. The planned proposal is far to high and far too large which would have a detrimental affect on my property and its occupants quality of life , and have an adverse effect on the property value of my building.
3. The planned proposal is to be extended further South towards the Public Promenade than the existing property La Rousse, which is currently in same line as my property. The proposal would invade the privacy, affect my property of its occupants quality of life and block out promenade and sea views views.
4. The Proposed building is too large, too heigh and too contemporary and not in keeping with the surroundings.

I shall be pleased if you are able to give your esteemed consideration to my objections to the proposed planing amendment.

Thanking you,

Yours sincerely,

TEL: [REDACTED]
FAX: [REDACTED]
EMAIL: [REDACTED]

14 JUN 2011

11.6.11.

COPY SENT TO [REDACTED]
14 JUN 2011

PP/2010/1147

Planning office
South Hill
Jersey

Dear Sirs,

We have recently seen that latest plan update in respect of the proposed redevelopment of La Rousse St Brelades Bay dated 17.5.11.

This is a big improvement on the original plan and we have no objection to approval of it.

However we trust that if permission is granted there will be a condition included to state that any future plan to build across the site will not be approved.

Yours faithfully

[REDACTED SIGNATURE]



PLANNING AND ENVIRONMENT
DEPARTMENT
20 OCT 2010
RECEIVED

19th October 2010

The Chief Planning Officer
Planning & Environment
South Hill
St Helier
Jersey

Dear Sir

Re Planning Application PP20101447

La Rousse Mon Sohier St Brelade (next to L'Horiaon Hotel)

This is a provisional application for a five bed roomed house. Having viewed the proposed plans, it is apparent that the bedrooms look extremely small. The lack of any detailed plans including the appearance of the building from the beach area etc, make it very difficult to judge how this would fit in with the surrounding buildings.

I would suggest that a three bed roomed house would be more appropriate on a smaller foot print.

Yours faithfully



[REDACTED]

Subject: FW: PP 2010/1147

-----Original Message-----

From: [REDACTED]
Sent: 24 September 2010 17:42
To: [REDACTED]
Subject: PP 2010/1147
Peter

PLJF 10010 LABJ/LAC

27 SEP 2010

The application in principle for La Rousse, next door to L'Horizon on Route de la Baie.

1. It is within the shoreline zone where "Particular attention will therefore be paid to the siting, massing and height of any proposed developments."
2. The design takes up the whole of the site with virtually no amenity space.
3. It is out of context with the assorted residential developments in the area.
4. I would refer to the Minister's comments in Hansard on 13th September, 2010, where he says:

Any property owner is entitled to make an application for buildings on their property but as far as coastal locations are concerned generally the presumption is that there will only be a building if there is an existing building and in most cases, but not all cases, we seek a reduction in size for the new building. But, of course, there is the issue of design and there have been some particularly wonderful new coastal schemes approved over the last few years and one or 2 of those are not significant reductions in size but none that I am aware of are an increase in size.

The proposed building is a massive increase in size and detracts from the slightly quirky backdrop to St Brelades Bay. I concede that L'Horizon is not a particularly beautiful building but the major part of the land behind is actually the hotel car park. I also maintain that the current rash of oversized sea side dwellings is detrimental to the tourist industry and to the indigenous population. The proposed building is more suited to Miami than Jersey.

Regards: [REDACTED]
[REDACTED]



copy sent: LAP/LAG
07 SEP 2010

The Planning Office,
South Hill,
St. Helier,
Jersey. JE2 4US.

PLANNING AND ENVIRONMENT
DEPARTMENT
07 SEP 2010
RECEIVED

Friday, 3rd September, 2010

Dear Sir,

**Planning Application -
Reference PP/2010/1147 - La Rousse, Le Mont Sohier - WY (L'Horizon) Limited.**

I write with regard to the abovementioned Planning Application.

Firstly having considered this application, I believe that I am correct in saying that the address of the site shown on the Application as Le Mont Sohier is in fact incorrect and that the correct address is Route de la Baie.

I am sure you will agree it is absolutely essential, that formal Applications should always provide without fail, the correct address and that accordingly this Application should in the first instance be re-advertised showing the correct address.

Whatever the outcome regarding the incorrect address and having regard to the fact the proposed development is entirely out of keeping with the size of the site and its location, I hereby object strongly to the proposed development and request that the application should be rejected.

Yours faithfully,



To: Planning and Environment Department
South Hill
St Helier
JE2 4US

Your name and address (Capitals please)

[REDACTED]
[REDACTED]

Application reference

PP/2010/1147

copy sent: LAP/LAG

06 SEP 2010

Application address

La Rousse
Le Mont Sohier (La Route de la Baie)
St Brelade

Objection reason (tick one or more)

- Planning Policies
- Character of the area
- Character of the building
- Noise and disturbance
- Significant loss of light
- Loss of privacy
- Traffic generation and Road Safety
- Car parking

Your comments

Having had the fortune to have been brought up in St Brelade's Bay I feel that I must voice my opinion over this proposal. I am surprised that anyone could have the audacity to suggest such a development and I hope that it will go no further.

Looking at the famous De Fleury picture of St Brelade's Bay from 1866, the contrast from the area today can be seen.

The La Rousse site is one of only three seaside areas on the St Brelade's Bay shoreline that have not been developed. No-one is suggesting that modification of the now run down property in keeping with both the STYLE and SIZE should not occur but the proposed plans are totally out of keeping with the current building.

Tourists come to Jersey for its natural beauty and this is what we should endeavour to protect, not just for tourism but also for future generations. A modest shoreline abode surrounded by greenery is what this site has always been – and this is how it should stay.

[REDACTED]

Signed:

Date: September 2, 2010

Copies of written comments will be forwarded to the applicant and made available to all interested parties upon request.

To: Planning and Environment Department
South Hill
St Helier
JE2 4US

copy sent: LAP/LAG
08 SEP 2010

Your name and address (Capitals please)

[REDACTED]

Application reference

PP/2010/1147

Application address

La Rousse, Le Mont Sohier, St.
Brelade

Objection reason (tick one or more)

- Planning Policies
- Character of the area
- Character of the building
- Noise and disturbance
- Significant loss of light
- Loss of privacy
- Traffic generation and Road Safety
- Car parking

Your comments

I would like to object to this application for the following reasons:

1. The plans represent an over-development of the site: there will be inadequate land left on the site with no building on it. This will aggravate the already regrettable ribbon development along that main road, further reducing light levels on the main road and sightlines through to the beach.
2. The design of the property is too modern and out of keeping with properties in the vicinity.
3. The view from the beach will principally be of a glass frontage which will not fit in with surrounding properties.

Signed:

Date: September 2, 2010

Copies of written comments will be forwarded to the applicant and made available to all interested parties upon request.


Planning and Environment Department
Planning and Building Services
South Hill
St Helier, Jersey, JE2 4US
Tel: +44 (0)1534 445508
Fax: +44 (0)1534 445528

PLANNING AND ENVIRONMENT
DEPARTMENT
03 SEP 2010
RECEIVED

States of Jersey

Planning and Building Services
South Hill
St Helier
Jersey
JE2 4US

Copy sent: LAP/LAG
03 SEP 2010


Your Name and Address: (Capitals please)


Application reference: PP/2010/1147

Application address: LA ROUSSE
LA ROUTE DE LA BAIE
ST. BRELADES

Objection Support (Please tick appropriate)

Your comments: Taken from e-mail from Adler to Ashworth
"2-3 storeys" is too high and a contradiction of "not to extend the ridge height of the property to the west" - which is only 2 storeys. The bay is very special and needs to be preserved and planning need to stick to an island plan for life and not keep moving the goal posts.

Signed: 
Print Name:
Date: 27-8-10

Day time Tel No: 491693

E-mail Address: 

To: Planning and Environment Department
South Hill
St Helier
JE2 4US

Your name and address (Capitals please)

[REDACTED]

Application reference

PP/2010/1147

copy sent: LAP/LAG

02 SEP 2010

Application address

La Rousse, Le Mont Sohier, St.
Brelade

Objection reason (tick one or more)

- Planning Policies
- Character of the area
- Character of the building
- Noise and disturbance
- Significant loss of light
- Loss of privacy
- Traffic generation and Road Safety
- Car parking

Your comments

The site is within the shoreline zone of the Island Plan and the proposed development will obstruct / restrict existing public views of the foreshore.

The proposed development covers a considerably larger area of the site than the current dwelling on the site; the planning application therefore represents a significant increased development, which is too large for the site: if it proceeds, the effect will be to significantly change the character of this 'space' between existing shoreline buildings along the Bay.

The proposed development includes (at least in the main dwelling) a large increase in overall height compared to the current structure on the site; this will result in an almost solid line of high buildings along this significant tourist area.

The existing dwelling is a unique property which I understand has significant connections to important Jersey heritage (e.g. its use by Rev Balleine).

The IDC's 1989 St Brelade Improvement Plan recommended that this site should be converted to a green open space.

For the above reasons we strongly object to the principle of developing this site in the manner proposed.

Signed:

Date: August 28, 2010

Copies of written comments will be forwarded to the applicant and made available to all interested parties upon request.

Planning and Environment Department
 Planning and Building Services
 South Hill
 St Helier, Jersey, JE2 4US
 Tel: +44 (0)1534 445508
 Fax: +44 (0)1534 445528

PLANNING AND ENVIRONMENT
 DEPARTMENT
 01 SEP 2010
 RECEIVED

States of Jersey

Planning and Building Services
 South Hill
 St Helier
 Jersey
 JE2 4US

copy sent: LAP/LAG
 02 SEP 2010

Your Name and Address: (Capitals please)
 [Redacted]

Application reference: P/2010/1147

Application address: Hotel L'Horizon
 St. Brelades Bay

Objection Support (Please tick appropriate)

Your comments:

Sirs,
 1. Firstly, the summer house "bungalow" should be made a B.L.I., restored to its original condition and take its place as a historical building in the Bay. It should be LISTED and restored.
 2. If the Planning Committee wish to ignore the value of this building they should only allow a replacement which fits the existing footprint & height
 3. The existing gravelled area next to the promenade should not be allowed to be part of this development.

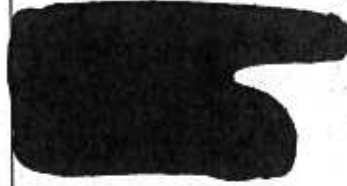
Signed: [Redacted]
 Print Name: [Redacted]
 Date: 28.08.2010

Day time Tel No: 81571

E-mail Address: [Redacted]

To: Planning and Environment Department
South Hill
St Helier
JE2 4US

Your name and address (Capitals please)



copy sent: LAP/LAG

02 SEP 2010

Application reference

PP/2010/1147

Application address

La Rousse, Le Mont Sohier, St.
Brelade

Objection reason (tick one or more)

- Planning Policies
- Character of the area
- Character of the building
- Noise and disturbance
- Significant loss of light
- Loss of privacy
- Traffic generation and Road Safety
- Car parking

Your comments

We feel that the new building should be a bungalow ,which would have less of an impact on the area. Certainly the proposed new dwelling is far too large.

Signed:

Date: August 27, 2010

Copies of written comments will be forwarded to the applicant and made available to all interested parties upon request.

To Planning
States Office

P & E RECEIVED
31 AUG 2010



27 August 2010

South Hill

St. Helier JEZ 4UC

copy sent: LAP/LAG
31 AUG 2010

Re "La Rousse Cottage, St. Brelade

Sir,

Herewith is my [redacted] and my objection to the proposed conversion of the above cottage into a large three story building.

St Brelade Bay is a site of outstanding beauty and would be spoilt by the planned development.

Yours sincerely,



[REDACTED]

[REDACTED]

copy sent: LAP/LAG
31 AUG 2010

25th August 2010

Director of Planning,
South Hill,
St Helier.
JE2 4US

Dear [REDACTED]

La Rousse, St Brelade. PP/2010/1147

The site of this proposed development is of importance to the area of which it is a significant part. Its relatively small bulk provides a valuable break in what would otherwise be an uninterrupted built-up frontage in what by many people is thought to be one of the most attractive bays in the Island.

While not claiming that the existing building has any great claim to contribute to the appearance of the area, as a survivor of an example of the past small-scale development in St Brelade's Bay, it has a historic value and it is that small scale that should not be lost in any replacement that might be permitted. Neither the footprint, nor the height or volume should be exceeded.

Recognition of the importance of the site is made in the constraint of inclusion in the Shoreline Zone, with Policy BE 11 stating a presumption against development that would fill gaps or obstruct public views to the foreshore and sea - 'Particular attention will therefore be paid to the siting, massing and height'.

Yours sincerely

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 August 2010 08:52
To: [REDACTED]
Subject: FW: Plannig Application / PP/2010 / 1147. La Rousse, St. Brelades Bay

FYI

[REDACTED]
 [REDACTED]
 Direct Dial: [REDACTED]
 email: [REDACTED]
 www.gov.je

-----Original Message-----

From: [REDACTED]
Sent: 29 August 2010 23:02
To: [REDACTED]
Subject: Fw: Plannig Application / PP/2010 / 1147. La Rousse; St. Brelades Bay

 This e-mail has been received directly from the Internet; you should exercise a degree of caution since there can be no guarantee that the source or content of the message is authentic.

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The Full States e-mail Usage Policy can be found here:
http://intranet1/aware/internet_email_issues.htm

Dear [REDACTED]

Further to my email dated 24th August 2010.

In item 6, I stated inter alia my deep concerns relating to the height of all proposed walls,

At a meeting on 27th August to discuss La Rousse, Riva's architect stated it is proposed to construct a high wall on La Rousse's Southern boundary running parallel and contiguous with the promenade. The purpose of the wall is to afford privacy to the occupiers of the proposed house.

However a high wall will encroach on the promenade, creating a narrow corridor on this section of the promenade to the South of La Rousse.

I reiterate my grave concern relating the height of all the proposed walls.
 Please convey my objections.
 Thank you.

Yours sincerely,

[REDACTED]

P & E RECEIVED

31 AUG 2010

Tel. [REDACTED]

E-mail : [REDACTED]

copy sent: LAP/LAG

31 AUG 2010

The Planning Applications Supervisor
Planning and Building Services
South Hill
St Helier
Jersey JE2 4US

27th August 2010

Dear Sir,

Application reference : PP/2010 / 1147

**Application address : La Rousse, Le Mont Sohier, St Brelade,
Jersey.**

Date Last Advertised : 10/08/2010

**Constraints : SHORELINE ZONE, TOURIST DESTINATION
AREA**

Officer Responsible : [REDACTED]

Agent: Ian Alder, Industria House, St Brelade

Description : Demolish dwelling and construct new dwelling

We note that the address of La Rousse is given as Le Mont Sohier but surely this is La Grande Route de la Baie ?

We regret that we wish to object very strongly to the preliminary outline plan submitted and published by your department under reference PP/2010/1147 as above on a number of grounds which we believe to be relevant and valid.

Our objections are as follows :

1. Shoreline Zone restrictions.

The outline plan appears to fail at the first hurdle because it does appear that constraint no 1 is breached by the plan in that the views of the sea from neighbouring houses and also from the point of view of the general public will be severely altered to their detriment by the proposed layout. The current views will be extinguished.

Planning and Environment Department Planning and Building Services South Hill St Helier, Jersey, JE2 4US Tel: +44 (0)1534 445508 Fax: +44 (0)1534 445528	RECEIVED 31 AUG 2010	States of Jersey
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Planning and Building Services
 South Hill
 St Helier
 Jersey
 JE2 4US

copy sent: LAP/LAG
 31 AUG 2010

Your Name and Address: (Capitals please)



Application reference: P/2010/1147

Application address: Hotel L'Horizon
St. Brelades Bay

Objection Support (Please tick appropriate)

Your comments:

- CONCERN ABOUT HEIGHT OF BUILDING
- SHOULDN'T THE EXISTING BUILDING BE PROTECTED?
- VERY CONCERNED THAT CURRENT ACCESS TO THE BEACH WILL BE BLOCKED OR LIMITED

Signed:		Day time Tel No:	
Print Name:		E-mail Address:	
Date:	26 th August 2010		

COPY SENT: LA...

27 AUG 2010

[REDACTED]

I am writing with regard to Planning Application PP/2010/1147 La Rousse, Mont
Sohier, St Brelades Bay.

I have looked at the plans for this site at the Parish Hall and feel this is not a good proposal, the height and mass of building. Also presently saying classed as 2 units proposed 20 units equivalent over 6,400 sq ft floor space. This is shoreline zone of outstanding character and is a very important site being one of the only green open spaces in the centre of the Bay. In the consultative report for St Brelades Bay environmental booklet the IDC improvement plan it stated the shoreline zone should be conserved as much as possible and it recommends LA ROUSSE be kept as green open space. The environment remains the same through the time unless we change it.

Also this is the only remaining Pre War beach bungalow and was built in the 1800s it does have historical context in that it was in the [REDACTED] from 1904 if not before but goes back to about 1870s. The [REDACTED] was very prominent historically in the island as you will know as [REDACTED] also [REDACTED] and the [REDACTED] who wrote [REDACTED] and several other books on Jersey, he lived in La Sarsonnerie which has a BLI on it and it was the beach house to this property.

I think the contemporary building is completely out of character and also intrusive for both the frontline of the bay and neighbours. I feel very strongly that if a development does go ahead it should be the same size or to a lesser degree. I trust you will consider this objection taking into consideration the shoreline, open space area's and historical context as our shoreline is at risk.

Yours sincerely

[REDACTED]

27/08/2010

[REDACTED]

Planning and Building Services
South Hill
St Helier
Jersey
JE2 4US

24th August 2010

Application ref: **PP/2010/1147**: La Rousse, Le Mont Sohier, St Brelade

Officer responsible: [REDACTED]

Dear Sir

We would like to make 3 main objections to the proposed building with regard to:

1. **Daylight** – the building would block out a large portion of daylight from our garden which is full of plants, a washing rotary and a sun patio.
2. **Footprint size** – the building appears to be larger than the original and further forward. We have observed the tides for over four years and the high tides will invade the front of the new building.
3. **Privacy** – we use the garden every day and do not want to be overlooked. People next door would be able to see right into our flat through the glass porch and glass door.

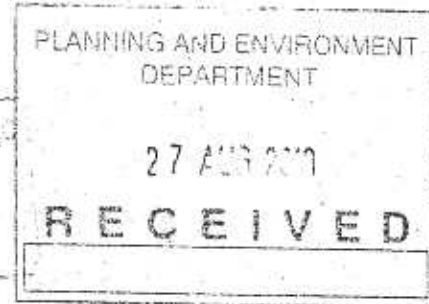
We are also hoping that planning will consider the comments in the **Island Plan** which underline protection for open spaces, especially in shoreline zones and tourist destinations.

We are confident you will help keep the bay as unspoilt as it is now and modify the new building so that everyone is happy.

Many thanks for your consideration.

Yours faithfully

[REDACTED]



Planning and Environment Department
Planning and Building Services
South Hill
St Helier, Jersey, JE2 4US
Tel: +44 (0)1534 445508
Fax: +44 (0)1534 445528

PLANNING AND ENVIRONMENT
DEPARTMENT

States
of Jersey

27 AUG 2010

RECEIVED

Planning and Building Services
South Hill
St Helier
Jersey
JE2 4US

COPY SENT LAMP L...
27 AUG 2010

Your Name and Address: (Capitals please)

[REDACTED]

Application reference:

PP/2010/1147

Application address:

LA ROUSSE
MONT SONIER
ST BRELADE

Objection



Support



(Please tick appropriate)

Your comments:

I have recently viewed the plans of the proposed development. I seriously cannot believe that planning can agree to a THREE storey development on the shoreline. Remember public opinion + a recent demonstration with "A LINE IN THE SAND". Obviously this site needs some development but why not restrict the height as for example has occurred with commercial properties such as PIZZERIA + THE ARTIST BOX which are on the shoreline. I am sick & tired of developers making a fast buck & destroying our coastline. St Helier waterfront looks like a large carbuncle. Portlet is ruined, Pleinmont is about to be ruined... Please treat our bay sympathetically & keep high rise development out!

Signed:

[REDACTED]

Print Name:

Date:

26 / 07 / 10

Day time

Tel No:

[REDACTED]

E-mail Address

[REDACTED]

PLANNING OFFICER.
PLANNING OFFICES.
PLANNING & BUILDING SERVICES.

RE: LA ROUSSE
LA ROUTE DE LA BAIE.
PS/2010/1147

COPY SENT LAPP/LAG
27 AUG 2010

Dear Sir,

Having seen the proposed plans for the development of the site at La Rousse, I think they are too concentrated & too high for a sea-front area including the shoreline. This is the only open space in the centre of the Bay, & should be preserved as part of our heritage. This shoreline zone is an area of outstanding character, & a contemporary building of this mass, ~~and~~ is going to be detrimental to this area.

If the cottage cannot be preserved, perhaps a contemporary attractive bungalow might be an alternative.

Yours faithfully.

P.S.

~~_____~~
~~_____~~
and slowly seen the shoreline open spaces disappear.

26 AUG 2010

Environment and Public Services Department
Planning and Building Services
South Hill
St Helier, Jersey, JE2 4US
Tel: +44 (0)1534 725511
Fax: +44 (0)1534 768952

P & E RECEIVED

26 AUG 2010

States
of Jersey

Planning and Buildings Services
South Hill
St Helier
Jersey
JE2 4US

Your Name and Address: (Capitals please)



Application reference:

PP/2010/1147

Application address:

LA ROUSSE
LE MONT SCHIER
ST BRELADES BAY

Objection

Support

(Please tick appropriate)

Your comments:

WHILST WE HAVE NO OBJECTION TO BUILDING ON THIS SITE WE DO OBJECT TO THE SIZE OF THE PROPOSED DEVELOPMENT i.e. 5 BEDROOMS. IN OUR VIEW THE NEW BUILDING SHOULD NOT EXCEED THE HEIGHT OF THE NEXT DOOR APARTMENTS AND SHOULD BE IN LINE WITH THIS BUILDINGS FRONTAGE "SEA SIDE"

WE WOULD LIKE MORE INFORMATION i.e. ELEVATION DRAWINGS. IT APPEARS TO US THAT THE PRESENT LAYOUT DRAWINGS WILL HAVE A SEVERE IMPACT ON THE SEA SIDE WALKWAY WITH THE WHOLE SITE BEING DEVELOPED TO ITS MAXIMUM SIZE.

THIS TO US IS NOT ACCEPTABLE

Signed:



Date:

25/8/10

Print Name:



Submit

Print

Reset

25 AUG 2011

copy sent: LAP/LAG

25 AUG 2010

22. 8. 10.

Dear Sir,

I am writing to object to
Planning application PP/2010/1147, La Rousse,
St. Brelade.

[REDACTED]

slowly
but surely over development has taken place in the bay,
a a stop has to be made. The above application is a
poor example.

The proposed development is
totally inappropriate in size, also the land available
is far too small for such a building. St. Brelade
waterfront has had enough development, further building
will certainly lead to its demise. If the above is
allowed to proceed it will be another nail in the
coffin of a once beautiful bay, to the detriment of
residents & visitors alike.

Yours sincerely
[REDACTED]

To: Planning and Environment Department
South Hill
St Helier
JE2 4US

Your name and address (Capitals please)

[REDACTED]
[REDACTED]

Application reference

PP/2010/1147

copy sent: LAP/LAG

25 AUG 2010

Application address

La Rousse, Le Mont Sohier, St.
Brelade

Objection reason (tick one or more)

- Planning Policies
- Character of the area
- Character of the building
- Noise and disturbance
- Significant loss of light
- Loss of privacy
- Traffic generation and Road Safety
- Car parking

Your comments

We would like to voice our concern about the proposed residence to be built on the site where La Rousse Cottage is. Whilst we are not against some development on the site we feel that by allowing such a huge building it would set a precedence for the Bay as a whole, especially in the light of the Zanzibar site just having been sold to Dandara who as we know cram as much building per pound on any site they acquire, without regard for public opinion. St Brelades Bay must not be overdeveloped any more, soon it will become a Bay of luxury apartments and little else.

The proposed development is for three stories and yet the same height as the neighbouring property El Cobre; which is two stories with a fairly low pitched roof, and certainly not high enough to accommodate living accommodation, how this can be were not sure but it looks like a case of Architects Artistic Licence to us. We feel that this is far too big for the site especially given that a swimming pool/changing room/games room is also incorporated. It will block out light from the El Cobre and we would be worried about subsidence when digging out the deep foundations required on sand so near to the building. Living opposite we feel that it would be very oppressive having another high building so close.

Road safety is another issue as vehicles will exit directly onto the road with no pavement on that side; we know only too well that many cars do not adhere to the speed limits.

Signed:

Date: August 23, 2010

Copies of written comments will be forwarded to the applicant and made available to all interested parties upon request.

Planning and Environment Department
South Hill
St Helier
JE2 4US

Your name and address (Capitals please)



Application reference

2010/1147

copy sent: LAP/LAG

23 AUG 2010

Application address

Rousse, Le Mont Sohier, St.
Lade

Objection reason (tick one or more)

- Planning Policies
- Character of the area
- Character of the building
- Noise and disturbance
- Significant loss of light
- Loss of privacy
- Traffic generation and Road Safety
- Car parking

Comments

believe that the 3 storey portion of the proposed building will impact
seriously on the properties on the opposite side of the road. (i.e. their views of
Strelade's Bay).

Signed:

Date: August 19, 2010

Copies of written comments will be forwarded to the applicant and made available to all interested
parties upon request.

TEL: [REDACTED]
FAX: [REDACTED]
EMAIL: [REDACTED]

[REDACTED]
14 Aug 2010

Planning Officer
South Hill,



Dear Sir,

We write in respect of application number ~~PP/2010/1147~~ in which consent is sought to replace La Rousse St-Brelades Bay.

It is of course preferable that a new building of appropriate design is created on this site, however we strongly object to the size currently requested, 6,000 sqft on 3 floors cannot look right and will without doubt spoil the enjoyment of the properties near by.

We do hope that something smaller will be encouraged

Yours faithfully
[REDACTED]