

Enforcement Notice No. ENF/2017/00014
Compliance Case No. CMP/2017/00105

ENFORCEMENT NOTICE

PLANNING AND BUILDING (JERSEY) LAW 2002

- 1) **This Notice** is issued pursuant to the powers conferred under 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: Key Largo, La Rue des Pigneaux, St. Saviour, Jersey, JE2 7UP**, shown edged by a bold black line on the attached plan.
- 3) **The Breach of Development Controls:** Without planning permission has taken place on the land in your ownership, specifically:-
 - The erection of raised decking to the south facing garden in front of the principal elevation of the property and the erection of roadside balustrading adjoining, La Rue des Pigneaux. (*Shown on the photograph attached*).
- 4) **The reason for serving this Notice:** It appears that the above breach of development controls has occurred within the last 8 years. The above mentioned works are considered to represent building, engineering or other operations and do not benefit from any exemption from requiring planning permission as may be conferred by the Planning and Building (General Development) (Jersey) Order 2011 (Revised – 01.01.17).
- 5) **You are hereby required to:** Remove the unauthorised development described in paragraph 3 above or submit a retrospective planning application to regularise the development undertaken.
- 6) **Period of compliance:** Within one calendar month of this Notice.
- 7) **What will happen if this Notice is not complied with:** If you fail to comply with this Notice, you may be liable to prosecution under the appropriate Article of the Planning and Building (Jersey) Law 2002 (Revised 01.01.16) for developing land without the benefit of planning permission as well as failing to comply with an Enforcement Notice.

Department of the Environment
Planning and Building Services

South Hill
St Helier, Jersey, JE2 4US
Tel: +44 (0)1534 445508
www.gov.je



- 8) Your rights of appeal:** In accordance with Article 109 of the above Law, you may appeal against the Notice, in writing to the Greffier no later than the end of the period of 28 days beginning with the date of issue of the Notice. The date of the issue of the Notice shall be taken as the date stated below.

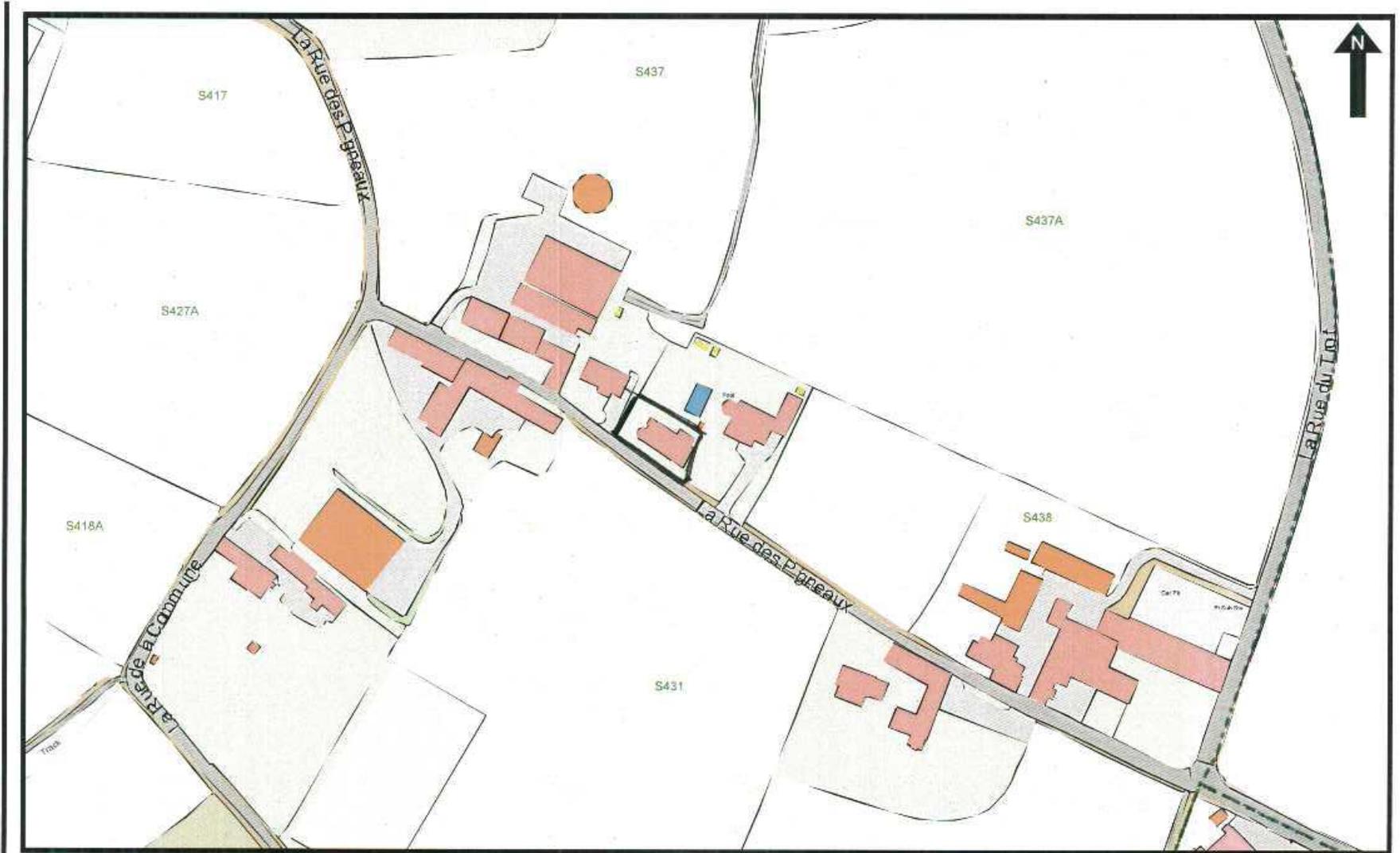
SIGNED: _____ On this Date: 27/10/2017

For and on behalf of the Chief Officer

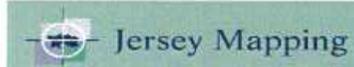
27/10/2017

File Note

Complaint number:	CMP/2017/00105
Complaint Address:	Key Largo La Rue des Pigneaux St. Saviour St. Saviour
Parties to discussion:	
Case Officer:	Marion Jones
Date:	27.10.17
	COPY of Site Plan and photo of decking which were served with the Enforcement Notice of today's date.



27 October 2017
Scale: 1:2000
mapping@gov.je



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