

## **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 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 *'strip of land'* to the east of (UPRN 69134198) - Vue de la Mer, 2 St. Anne's Terrace, Tower Road, St. Helier, JE2 3HU, that is located east of the access road for St Anne's Terrace and to the west of the housing development known as 'Le Grand Clos'.

*(shaded in RED on the attached Enforcement Notice Location Plan A)*

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

Without Planning Permission development has occurred at;

The *'strip of land'* to the east of (UPRN 69134198) - Vue de la Mer, 2 St. Anne's Terrace, Tower Road, St. Helier, JE2 3HU, that is located east of the access road for St Anne's Terrace and to the west of the housing development known as 'Le Grand Clos'. *(shaded in RED on the attached Enforcement Notice Location Plan A)* namely;

3.1 Within the southern end of the *'strip of land'* associated with the premises Vue de la Mer, 2 St. Anne's Terrace, Tower Road, St. Helier, JE2 3HU, a metal storage shed, associated hardstanding or foundation and paved access path has been constructed *(as indicated 3.1 on the attached Enforcement Notice Location*

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*Plan. B)* The construction of the southern-most metal storage shed, the associated hardstanding or foundation and paved access path was carried out without prior planning consent. The construction of these structures amounts to development, as defined in Article 5 of the Planning and Building (Jersey) Law 2002 and is not granted permission by way of the provisions of the Planning and Building (General Development) (Jersey) Order 2011.

3.2 Within the northern end of the '*strip of land*' associated with the premises Vue de la Mer, 2 St. Anne's Terrace, Tower Road, St. Helier, JE2 3HU a metal storage shed, the associated hardstanding or foundation and paved access path has been constructed (*as indicated 3.2 on the attached Enforcement Notice Location Plan B.*) The construction of the northern-most metal storage shed, associated hardstanding or foundation and paved access path was carried out without prior planning consent. The construction of these structures amounts to development, as defined in Article 5 of the Planning and Building (Jersey) Law 2002 and is not granted permission by way of the provisions of the Planning and Building (General Development) (Jersey) Order 2011.

3.3 Within the central area of the '*strip of land*' associated with the premises Vue de la Mer, 2 St. Anne's Terrace, Tower Road, St. Helier, JE2 3HU an oil storage tank has been introduced and the associated hardstanding or foundation has been constructed (*as indicated 3.3 on the attached Enforcement Notice Location Plan B.*) The introduction of the oil storage tank and construction of the associated hardstanding or foundation was carried out without prior planning consent. The introduction or construction of these structures amounts to development, as defined in Article 5 of the Planning and Building (Jersey) Law 2002 and is not granted permission by way of the provisions of the Planning and Building (General Development) (Jersey) Order 2011.

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

4.1 It appears that the Breaches of Development Controls have occurred within the last 8 years.

4.2 The unauthorised development, by virtue of its detached location from the host dwelling Vue de la Mer, 2 St. Anne's Terrace, Tower Road, St. Helier, JE2 3HU and prominence on the landscape corridor, which runs the full length of St. Anne's Terrace is considered to be harmful to the character and appearance of

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the surrounding area. This is considered to be contrary to Policies GD1 and GD7 of the Adopted Island Plan 2011 (Revised 2014).

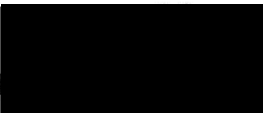
### 5 Steps Required to Rectify the Breach:

- 5.1 The removal of the metal storage shed (*as indicated 3.1 on the attached Enforcement Notice Location Plan B*) at the southern end of the 'strip of land' associated with the premises Vue de la Mer, 2 St. Anne's Terrace, Tower Road, St. Helier, JE2 3HU. Together with any hardstanding or foundation upon which the storage shed is sited or accessed.
- 5.2 The removal of the metal storage shed (*as indicated 3.2 on the attached Enforcement Notice Location Plan B*) at the northern end of the 'strip of land' associated with the premises Vue de la Mer, 2 St. Anne's Terrace, Tower Road, St. Helier, JE2 3HU. Together with the removal of any hardstanding or foundation upon which the storage shed is sited or accessed.
- 5.3 The removal of the oil storage tank (*as indicated 3.3 on the attached Enforcement Notice Location Plan B*) within the 'strip of land' associated with the premises Vue de la Mer, 2 St. Anne's Terrace, Tower Road, St. Helier, JE2 3HU. Together with any hardstanding or foundation upon which the oil storage tank is sited or accessed.

### 6 Time Frame for Compliance:

- 6.1 You are required to have complied with this notice by the end of 60 days commencing from the day that this notice is issued.

#### Date of Issue:

Signed  Date: 11<sup>th</sup> November 2021  
(Authorising Officer)

For and on behalf of the Chief Officer;

  
Principal Planner (Regulation Directorate)

Infrastructure Housing and Environment, Development Control,  
28-30 The Parade, St Helier. JE49SS



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**Enclosures.**

1. Enforcement Notice Location Plan (A).
2. Enforcement Notice Location Plan (B).
3. Enforcement Notice Site Images.

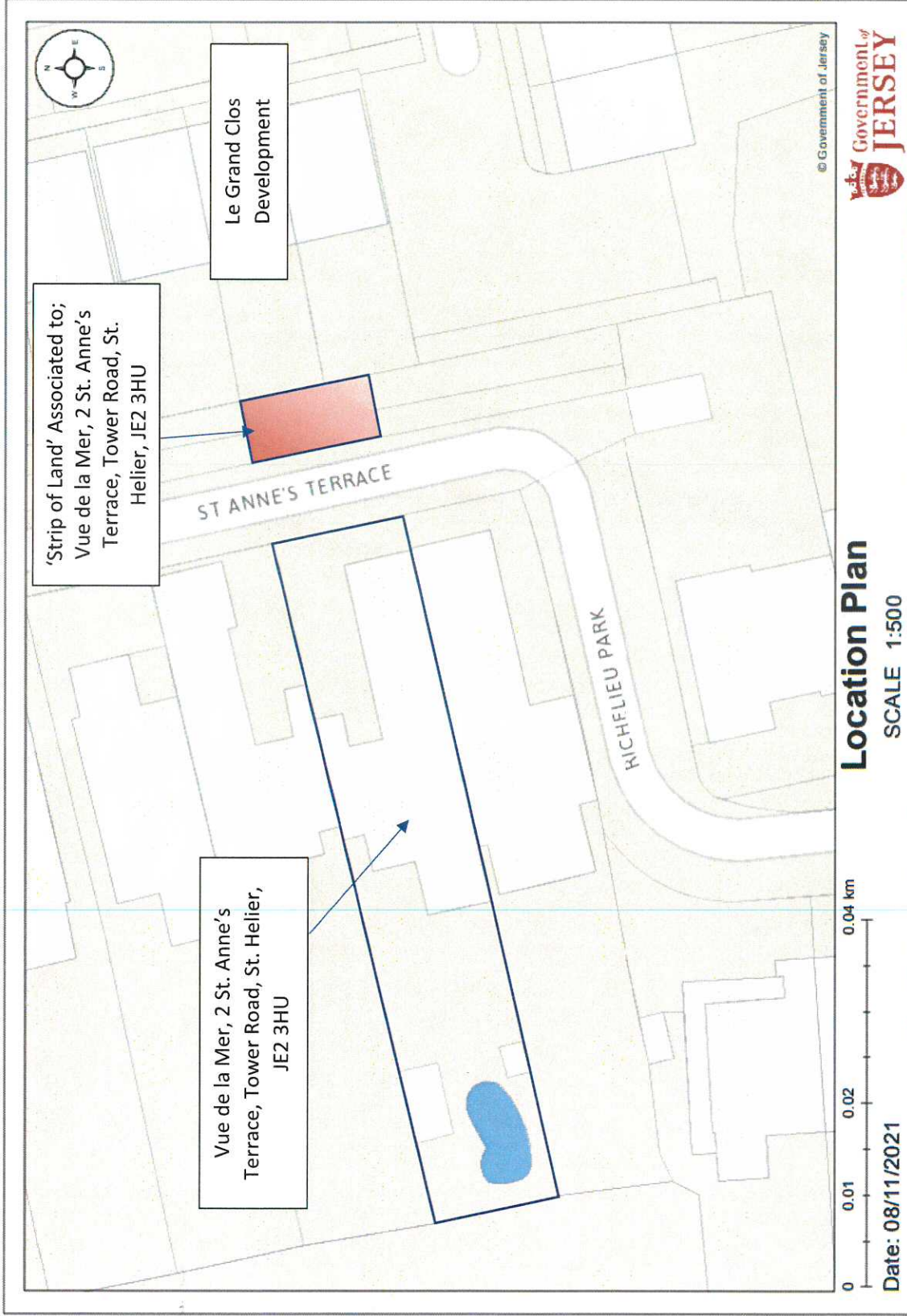
**Informative.** Any other item or issue not specified in this enforcement notice may be subject of a separate enforcement notice.

**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 by writing to the Greffier no later than 28 days beginning with the date this Notice is issued.

ENFORCEMENT NOTICE LOCATION PLAN 'A'  
ENF/2021/00014



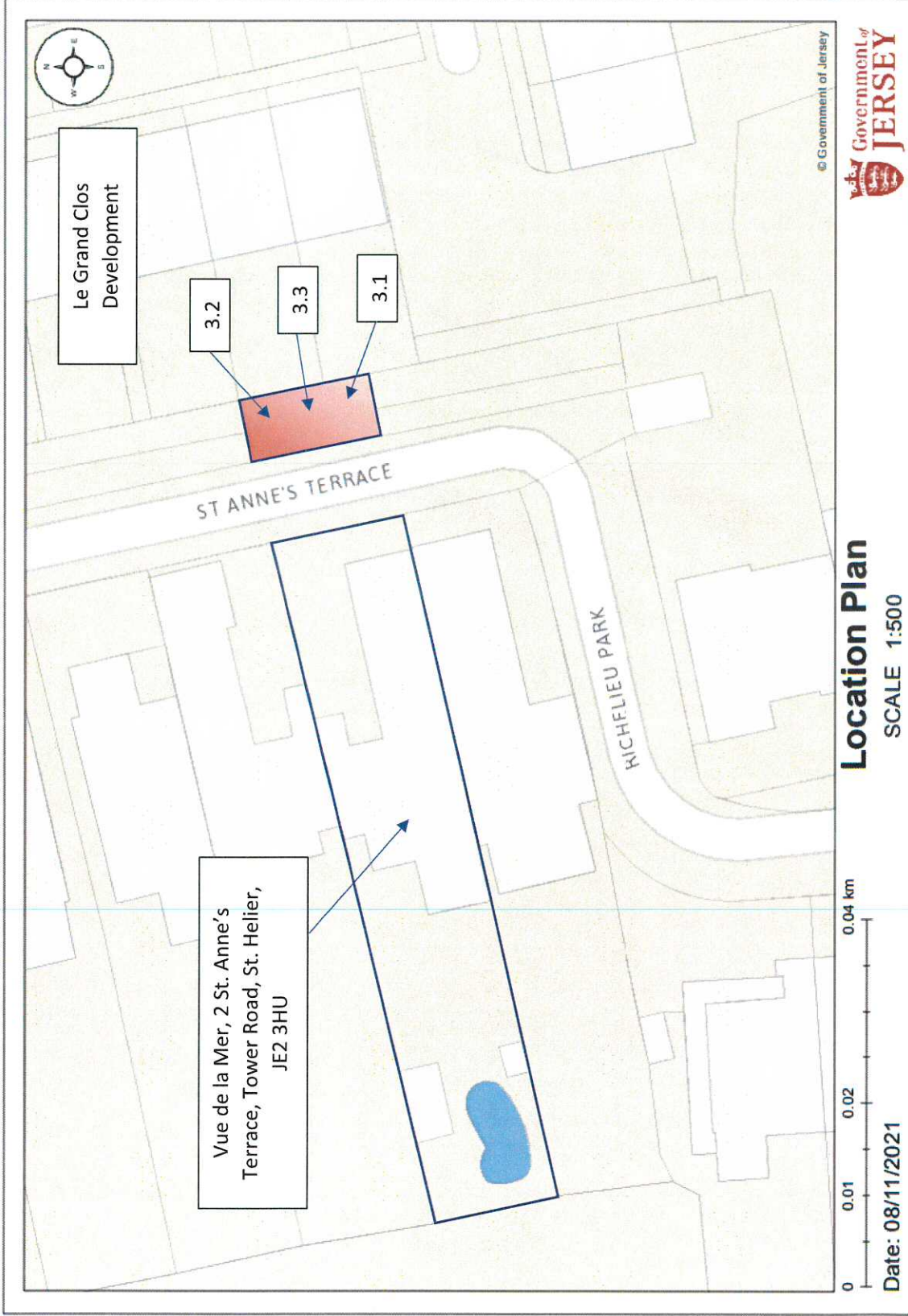
**Location Plan**  
SCALE 1:500

Date: 08/11/2021

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ENFORCEMENT NOTICE LOCATION PLAN 'B'  
ENF/2021/00014



**Location Plan**  
SCALE 1:500



ENFORCEMENT NOTICE SITE IMAGES  
ENF/2021/00014

