

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

**AND SECTION 3 OF THE LAND PLANNING AND DEVELOPMENT (CERTIFICATES OF LAWFUL
USE) ORDINANCE, 2019**

CERTIFICATE OF LAWFUL USE

DESCRIPTION OF USE: Regularise use of dwelling as 2 separate residential units
(Residential Use Class 1).

**ADDRESS OR
LOCATION OF LAND:** Donegal, Route De Pleinmont, St. Pierre Du Bois.

**NAME AND ADDRESS
OF APPLICANT:** Mr & Mrs G Bufton & Miss T Bufton
Donegal
Route De Pleinmont
St Peters
GY7 9BN

REF: CLU/2019/1671

The Development & Planning Authority hereby certify that on 28/08/2019, this being the date of the application to the Authority for the certificate, the use described in Appendix 1 to this certificate in respect of the land specified in Appendix 2 to this certificate and edged in orange and green on the plan attached to this certificate, was lawful within the meaning of section 22(3) and (4) of the Land Planning and Development (Guernsey) Law, 2005 for the following reason(s):

Reasons: The evidence/documentation submitted is sufficient to demonstrate on the balance of probabilities that the use of the wing as an independent residential dwelling commenced prior to the 6th April 2009 and that the wing has been used as such for a continuous period of more than ten years. Sufficient information and evidence has also been submitted to demonstrate that the use has not subsequently been changed (including by reverting back to a previous lawful use) or abandoned.

Date: 21/05/2020

Signed.....*Signed*.....
(for and on behalf of the Development & Planning Authority)

A J ROWLES
Director of Planning
Planning Service

Appendix 1

To regularise the use of Donegal and the attached wing, Route De Pleinmont, St. Pierre Du Bois as defined in Appendix 2 below as two separate residential units (Residential Use Class 1).

Appendix 2

Donegal and the attached wing, Route De Pleinmont, St. Pierre Du Bois as outlined in orange and green on the attached Steve de Vial & Company 1:500 scaled Block Layout Plan stamped as received by the States of Guernsey on 09/08/2019 & 28/08/2019. For the avoidance of doubt the remainder of the land shown edged in a black dash and dot remains in agricultural use and is not recognised as domestic curtilage.

Notes

1. This certificate is issued solely for the purposes of section 22 of the Land Planning and Development (Guernsey) Law, 2005 ("the Law") and section 3 of the Land Planning and Development (Certificates of Lawful Use) Ordinance, 2019.
2. It certifies that the use specified in Appendix 1 taking place on the land described in Appendix 2 was lawful within the meaning of section 22(3) and (4) of the Law on the date of the application to the Authority for the certificate and, therefore, a compliance notice may not be served in respect of that use under Part V of the Law on that date.
3. This certificate applies only to the extent of the use described in Appendix 1 and to the land specified in Appendix 2 and identified on the attached plan. Any use which is materially different from that described or which relate to other land may render the owner or occupier liable to enforcement action.
4. This certificate does not certify the lawfulness of any use arising from a material change of use within the meaning of the Building (Guernsey) Regulations, 2012.