

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005
AND SECTION 3 OF THE LAND PLANNING AND DEVELOPMENT (CERTIFICATES OF LAWFUL
USE) ORDINANCE, 2019

NOTIFICATION OF REFUSAL OF A
CERTIFICATE OF LAWFUL USE

DESCRIPTION OF USE: Regularisation of agricultural land to domestic garden.

ADDRESS OR Courtil de Dehus, Dehus Lane, Vale.
LOCATION OF LAND:

NAME AND ADDRESS Mr Robert Olliver
OF APPLICANT: Beechgrove
Dehus Lane
Vale
GY3 5EP

I refer to the application referred to below received as valid on 07/07/2022 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 07/09/2022

Application Ref: CLU/2022/1216

Property Ref: C00205B000

The Development & Planning Authority has decided to refuse your application under the provisions of section 3 of the Land Planning and Development (Certificates of Lawful Use) Ordinance, 2019 for the following reasons:-

The evidence submitted as part of the application is insufficient to demonstrate on the balance of probabilities that the land outlined in green on the block layout plan has been used as domestic garden, being a use classified within Use Class 1 (dwelling-house) of The Land Planning and Development (Use Classes) Ordinance, 2017, for a continuous period of more than 10 years.

OTHER REMARKS:-

Right of appeal against planning decisions

Your attention is drawn to the provisions of Section 68 of the Land Planning and Development (Guernsey) Law 2005, as amended, which provides a right of appeal against

a decision to refuse an application for a Certificate of Lawful Use to the Planning Tribunal on the ground that the Authority made a material error as to the facts of the case. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of three months beginning with the date on which the Authority made this decision.

A J ROWLES

Director of Planning
Planning Service