

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 the use of agricultural land to domestic garden (Residential Use Class 1), (2,154sqm).

ADDRESS OR Orangutan, Rue De L'Aitte, St. Pierre Du Bois.

LOCATION OF LAND:

NAME AND ADDRESS Mr P Jones & Ms B J Le Noury

OF APPLICANT: Orangutan
Rue de L'Aitte
St Pierre du Bois
GY7 9BP

REF: CLU/2022/2068

The Development & Planning Authority hereby certify that on 14/11/2022, 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 outlined red 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 available is sufficient to demonstrate on the balance of probabilities that the area of land specified in Appendix 2 to this certificate has been used as a domestic garden as described in Appendix 1 to this certificate for a continuous period of more than 10 years.

Date: 1 December 2022

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

A J ROWLES
Director of Planning
Planning Service

Appendix 1

The use of the area of land as defined in Appendix 2 below, as a domestic garden (Residential Use Class 1).

Appendix 2

This certificate relates to the area of land outlined red on the attached Block Plan (1:500 scale) for Orangutan, Rue De L'Aitte, St. Pierre Du Bois.

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 uses which are materially different from that described or which relates 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.