

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 6 cottages and 10 apartments for use as independent residential dwellings (Residential Use Class 1 and 2)

ADDRESS OR LOCATION OF LAND: La Girouette Country Apartments & Cottages, Rue de la Girouette, St. Saviour.

NAME AND ADDRESS OF APPLICANT: Lain Ltd
La Coin
Frie Baton
St Saviours
GY7 9NW

REF: CLU/2019/1320

The Development & Planning Authority hereby certify that on 18/06/2019, this being the date of the application to the Authority for the certificate, the uses described in Appendix 1 to this certificate in respect of the land specified in Appendix 2 to this certificate and outlined in red on the plan attached to this certificate, were 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 that on the balance of probabilities the area of land specified in Appendix 2 to this certificate has been used for the uses described in Appendix 1 to this certificate for a continuous period of more than 10 years.

Date: 10 July 2020

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

A J ROWLES
Director of Planning
Planning Service

Appendix 1

The use of 6 cottages and 10 apartments, as defined in Appendix 2 below, as independent residential dwellings (Residential Use Class 1 and 2) and including associated land, as defined in Appendix 2 below.

Appendix 2

This application relates to units 1 (The Lodge), 3 (Four Poster), 4 (Garden Flat), 5 (The Ferns), 6 (Valley View), 7 (Wood View), 8 (Meadow View), 9 (Tree Tops), 10 (Hill View), 11 (Sea View), 12 (Rose Cottage), 13 (Oak Cottage), 14 (Sloe Cottage), 15 (Lime Cottage), 16 (Elm Cottage) and 17 (Ash Cottage) as detailed on Paul Vaudin & Associates Ltd drawing number 19-015-02A and Michael D. Nicolle & Partners Ltd drawing numbers 89-040-6C and 89-040-8B.

Units 18 and 19 (Cherry Cottage and Apple Cottage) do not form part of this Certificate of Lawful Use application.

The domestic land associated with the 16 units is outlined in red on the attached aerial photograph.

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 uses specified in Appendix 1 taking place on the land described in Appendix 2 were 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 those use[s] under Part V of the Law on that date.
3. This certificate applies only to the extent of the uses 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 those 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.