

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 property as a single dwelling house (Residential Use Class 1).

ADDRESS OR LOCATION OF LAND: The Chalet, Les Prins Lane, Portinfer Road, Vale.

NAME AND ADDRESS OF APPLICANT: Ms M Le Cras
Kaikoura
Rue Des Heches
St Peters
GY7 9AD

REF: CLU/2021/0049

The Development & Planning Authority hereby certify that on 04/01/2021, 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 coloured yellow on the 1:500 Application Block Layout 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 and available to the Authority is sufficient to demonstrate on the balance of probabilities that The Chalet, as indicated on the plan attached with this decision notice, has been used as a single residential dwelling house (Residential Use Class 1) for a continuous period of more than 10 years and more than four years since the Authority first knew of the change of use and that this use commenced before 6 April 2009.

Date: 30 November 2021

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

A J ROWLES
Director of Planning
Planning Service

Appendix 1

Use of the detached building as defined in Appendix 2 below as a single dwelling house (Residential Use Class 1).

Appendix 2

The Chalet, Les Prins Lane, Portinfer Road, Vale which is coloured yellow on the 1:500 scale block layout plan.

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 those use[s] 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[s] which are 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.
5. No consideration has been given to whether The Chalet has a curtilage/garden, and this Certificate of Lawful Use does not confer any approval in relation to the residential use of land associated with The Chalet.