

**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 two independent dwellings  
(Residential use class 1)

**ADDRESS OR** Les Asphodelles and Shadows, Les Reines, Forest.

**LOCATION OF LAND:**

**NAME AND ADDRESS** Mr S Domaille

**OF APPLICANT:** Santa Maria

Rue Des Reines

Forest

GY8 0JD

**REF:** CLU/2021/0133

The Development & Planning Authority hereby certify that on 18/01/2021, 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 hatched in red, blue and black 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 that on the balance of probabilities the property 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 and those uses commenced before 6<sup>th</sup> April 2009.

Date: 29/12/2021

Signed.....*Signed*.....

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

**A J ROWLES**

Director of Planning

Planning Service

## **Appendix 1**

The use of the property, as defined in Appendix 2 below, as two independent dwellings (Residential use class 1).

## **Appendix 2**

The extent of the property referred to in Appendix 1 is hatched in red (Les Asphodelles), blue (Shadows) and black (shared areas) on Lovell and Ozanne plan number O.1253.1.68.

## **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 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.