

Historical Context and Use:

The building was constructed approximately 30 years ago for practical agricultural use, specifically to store hay bales and farm machinery. My father utilized this building actively as a point of collection for hay, which not only fed his sheep but was also sold to local farmers. He has been retired for 15 years, but during the time the building was in active use, it played a critical role in the local agricultural community. His business number, _____ was linked to this operation and demonstrates the building's local significance.

Moreover, the domestic house adjacent to this outbuilding was originally designated as a farmhouse (planning reference D-161-77, issued in 1977), indicating a historical farming activity in this location since the 1970s.

Addressing the 'Modern' Classification:

The refusal notes that the building is "modern"; however, a structure built approximately 30 years ago cannot be reasonably described as 'modern' in planning terms. Comparisons to older or traditional buildings must be contextualized within the historical framework of building practices in the area.

The planners have frequently referred to stone construction as the standard, yet the SPPS does not stipulate this as a requisite. Concrete block construction has been prevalent in the region since the 1930s, and should be considered traditional, as it has been used for nearly a century.

Relevance

1. The proposal is contrary to Paragraph 6.73 of the Strategic Planning Policy Statement (SPPS) and Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building is not suitable for conversion as it has not been demonstrated that the building is a locally important building of special character or interest.
- Planning application LA01/2020/0516/F which is a stone building but doesn't seem to have any local importance or special character. (none mentioned in the documents on the planning portal)
 - LA01/2020/0753/F was given as an example of relevance. This is a much more modern building than ours, it has sky lights in the roof, uPVC windows and roller shutter doors. The walls are finished in dashed render. Part of the building is a modern looking garage with a corrugated metal roof. It appears as part of the building contains stone the modern aspects of the building have been ignored.
 - LA01/2022/1600/F this outbuilding is located within the curtilage of 'Camus House' a listed building. The outbuilding itself is not listed but the planners deem it locally important although no evidence appears to have been submitted, it is described as a

farm outbuilding in the application. It looks to be of fairly modern construction with red fascia boards and corrugated roof. The roof in this case is also to be replaced which is a much more invasive development than ours

- LA01/2023/0334/F this specific application was given as an example of relevance as it is a modern tin shed, with a small outbuilding adjacent. Constructed from block and steel with a corrugated tin roof. This is relevant to our proposal as the construction materials that the planners claim are too modern in our case are acceptable in this case.



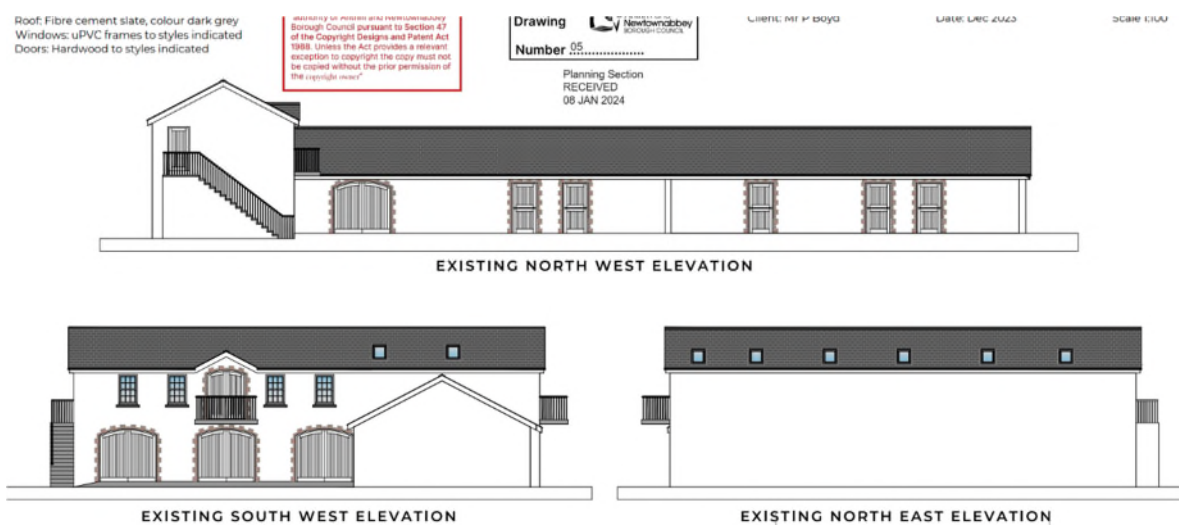
- LA01/2024/0058/F recommended for refusal but overturned by committee. It should be noted that this proposal is located in an Area of Outstanding Natural Beauty (AONB) where ours is not.

There is a clear pattern of dismissal of relevance by the planners, there are many similarities demonstrated above.

In particular, application LA01/2023/0334/F the reason given as not relevant is “Relates to conversion of barrel roof barn and attached linear barn.” They have simply described the buildings not given a reason why they are not relevant .

They have also dismissed 6 of our examples given as not within the Causeway Coast and Glens Council area.

The case officers report gives LA03/2024/0005/F as a test case to back up their conclusions. Firstly the application is outside of the Causeway Coast and Glens which they used as a reason 6 times to dismiss our examples. Secondly the building shows no resemblance to ours, it is a large 2 story building, with rendered walls and a new fibre slate roof with sky lights. It also has uPVC windows. This example is much further detached from ours than the examples we have given. The application is for the conversion of this large structure to 4 houses, a much larger more intensive project than ours.



Summary

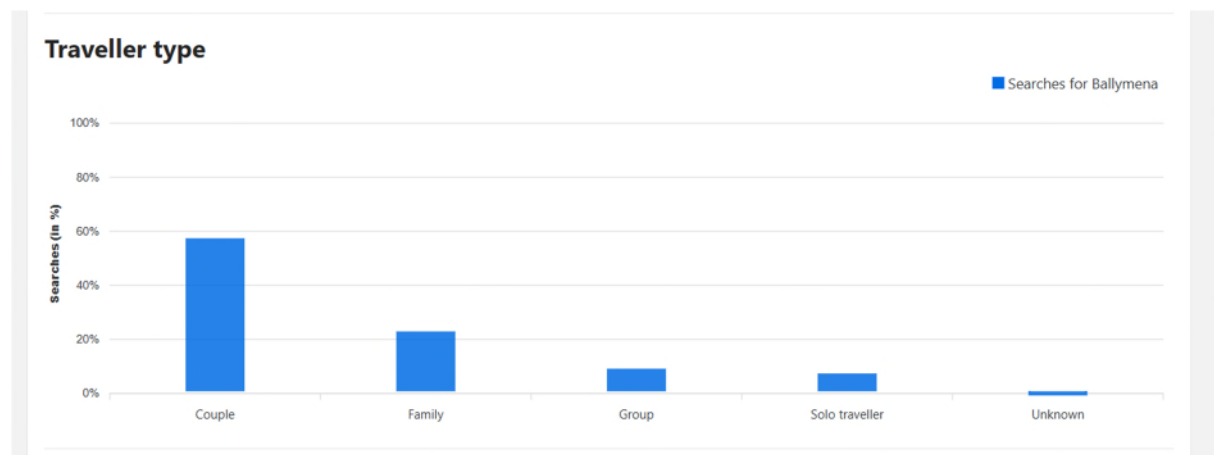
We are committed to developing our outbuilding into high-quality holiday accommodation in a manner that aligns with sustainable practices within the hospitality sector. Rather than pursuing the conventional route of purchasing a residential property to operate as an Airbnb, we recognize the importance of addressing the ongoing housing crisis in our local area. Our approach ensures we do not contribute to this issue while simultaneously enhancing the tourism landscape.

Our decision to create two dedicated units for couples is informed by market analysis. With a total of 1,687 Airbnbs operating in the Causeway Coast and Glens, only 36 are permanent structures designed specifically for couples. This figure notably excludes temporary accommodations such as pods and shepherds' huts, which are not widely utilized year-round and offer a distinctly different guest experience.

Our objective is to deliver a five-star accommodation experience tailored to foreign tourists during peak summer months, as well as to locals seeking short breaks for special occasions such as birthdays or anniversaries during the off-peak season. The current lack of suitable accommodations in our region has resulted in a loss of potential guests to other destinations, such as Belfast.

Supporting our strategy, data from Booking.com highlights that nearly 60% of searches in the Causeway Coast and Glens area are conducted by couples. This insight underscores the market demand for specialized couple-friendly accommodations.

We believe our project not only meets a significant local need but also contributes positively to the community by fostering tourism in a sustainable and responsible manner.



In summary there is a clear need for accommodation that we are proposing, the development has no objections and no environmental issues, but there benefits are plain to see. Making use of this building sustainably is better than leaving it to go derelict.