



## M23 Boyd Seacon – SPEAKING NOTE – 30 April 2025

Item 5.09 – Causeway Coast and Glens Council Planning Committee

**Murray Bell RIBA RIAS – Bell Architects Ltd –**

Application Ref No: LA01/2023/1197/F

**Change of use of existing barn/outbuilding to provide 2 No. self-catering holiday accommodation units and all associated works.**

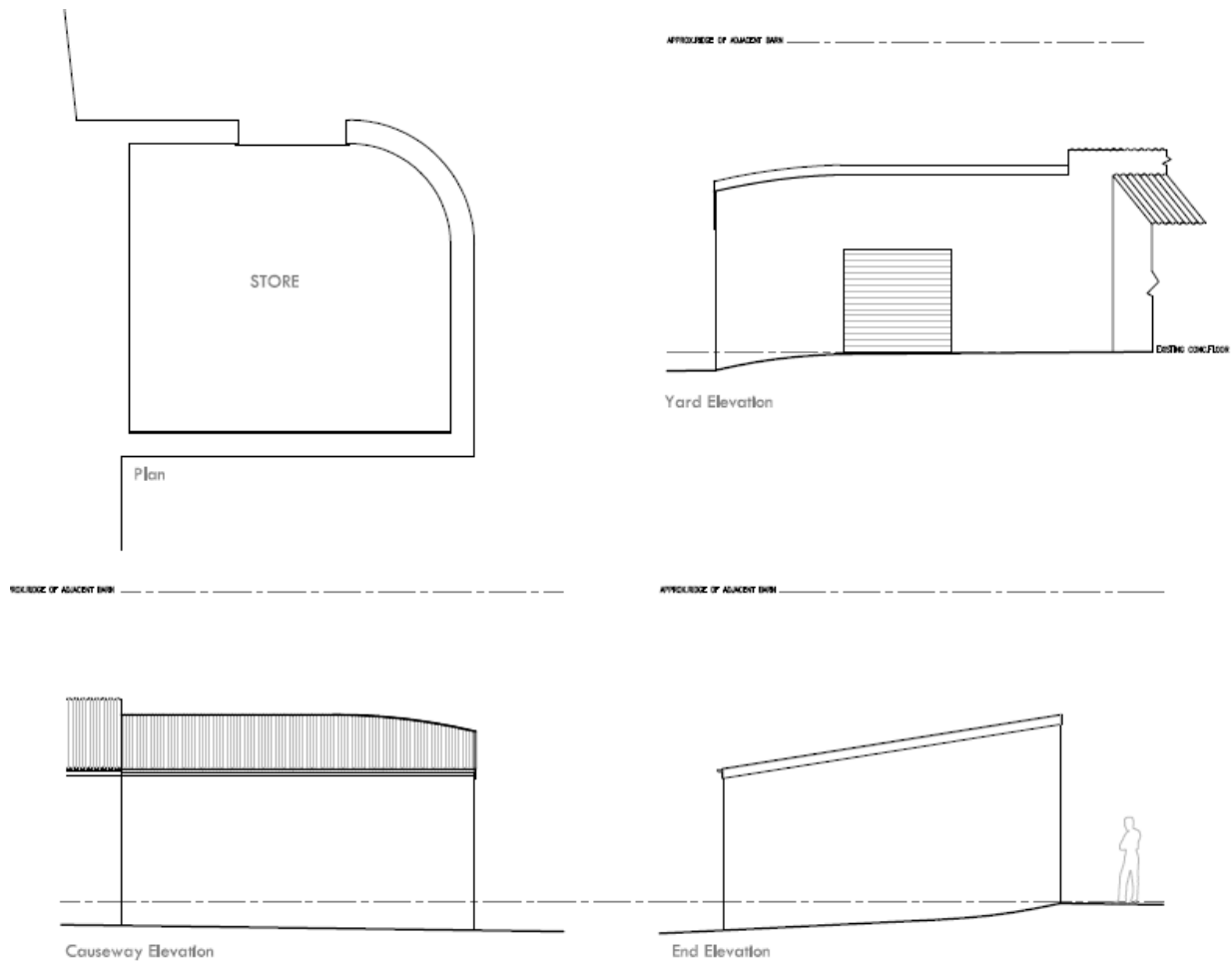
Rebuttal to Refusal Reason 1:

**‘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.**

There are many examples of outbuildings **approved** for accommodation and the following arguments are the summary of the justification.

1. **Building Re-use** - The conversion supports sustainable tourism by utilizing existing structures, preserving the rural environment, and contributing to the local economy.
2. **Environmental Sensitivity**: Reusing an outbuilding minimizes environmental impact compared to new constructions, aligning emphasis on environmental sensitivity.
3. **Economic Benefits**: The project can stimulate local economies by attracting tourists, creating jobs, and supporting local businesses.
4. **Preservation of Rural Character**: Converting existing structures maintains the countryside's character, preventing unnecessary new developments and preserving cultural heritage.

In the light of examples provided, and the ‘Carnside’ approval below which was overturned at planning committee very recently, we consider our proposal very much approvable, and it is vital to note that the planning report dismisses various example approvals as ‘not being within Causeway area’ and yet cites an example PAC decision which is from Ballyclare.



LA01/2024/0058/F – 32 Causeway Rd, Bushmills.

It is noted that Causeway planners brought forward application LA01/2022/1531/F to last months planning committee as a **refusal**, and at the beginning of the meeting retracted this advice in order to proceed with **approval**, and this illustrates the importance of discussion as planners appear to be conflicted on the interpretation of these policies.

The important applications to review in comparison are:-

LA01/2024/0058/F – 32 Causeway Rd, Bushmills.

LA01/2024/0492/F - 41 Curragh Rd, Magilligan

LA01/2023/0334/F - 58 Kilhoyle Road, Limavady

And all of these applications have been previously submitted and raised with CCG planning office. We have omitted the other and many applications that are outside CCG Planning area, although we consider these to be relevant and important.

Nevertheless, our argument remains that the conversion of this building causes no harm, and provides an important re-use of a disused building for tourist accommodation, with very little impact in the countryside, with benefit to the local economy and with secondary assistance to the housing pressure in the Causeway coast and Glens area as so many primary dwellings have been taken over for short term rentals.