

Implementation Date: 01 September 2023

Template for Requesting Speaking Rights at the Planning Committee

The Protocol for the Operation of the Planning Committee provides for interested person(s) to register to speak on a planning application that is scheduled to be determined at the next meeting of the Planning Committee. This request must be received by the Planning Department no later than 10am on the Monday before the Planning Committee meeting via email account planning@causewaycoastandglens.gov.uk.

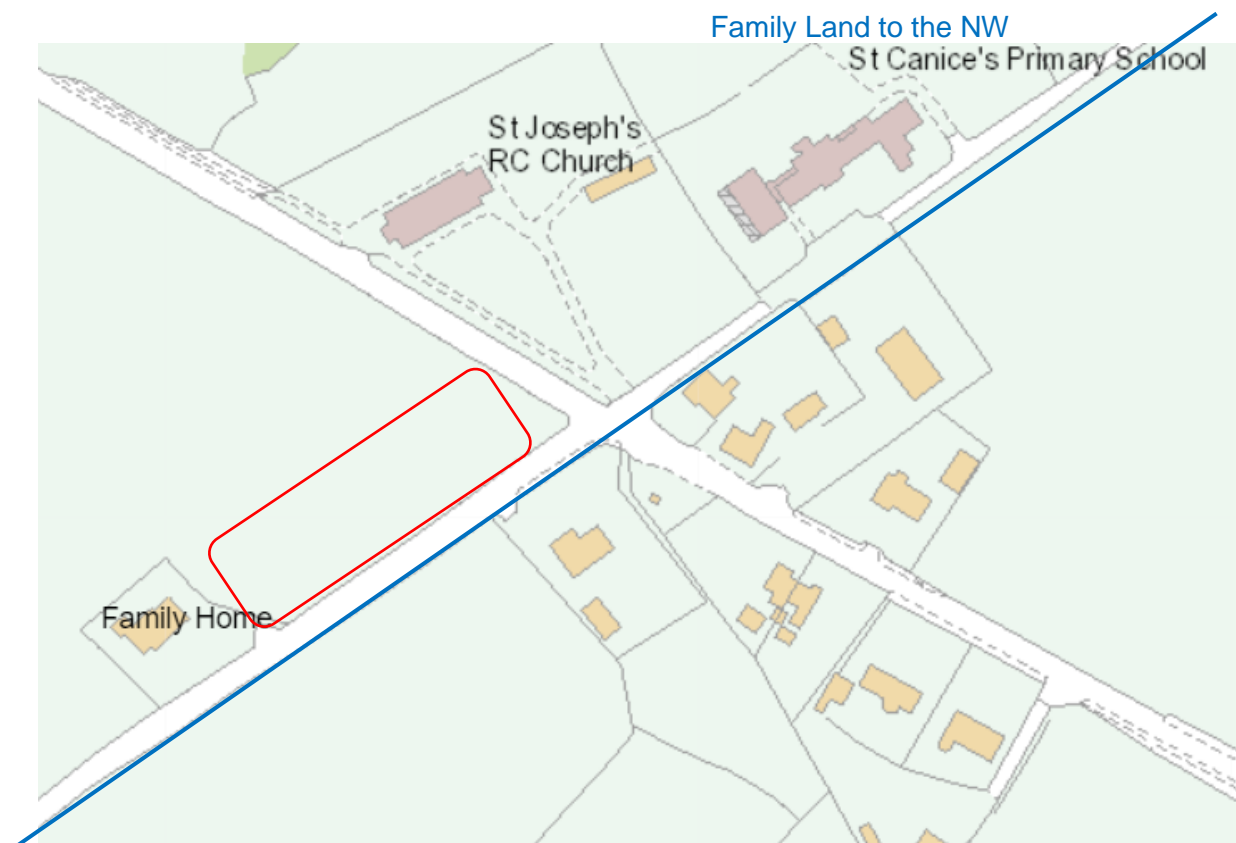
Planning Reference	LA01/2021/1351/O
Name	Professor David Hassan
Contact Details	Tel: [REDACTED] Email: [REDACTED] [REDACTED]
Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/>

Written representation summarising key points to be addressed and supplementary information in support of your case (minimum font size 10 and maximum length two sides of A4 page).

This outline planning application seeks outline permission for a dwelling house for my family and I in Fincairn, a townland one mile outside Feeny Village. We made this application under CTY 2a, on a site bounded by my family home and by the local church and primary school. The site is on a crossroads, clustered with the Church, Primary School, post box and nine dwellings.

In 1888 my great grandfather, James Hassan offered the parish of Banagher a choice of sites for the Church, and drew stone from his quarry, two fields away for the build. In 1957 a school was built beside the Church, on land then owned and donated by my Grandfather, also James Hassan.

My father and I attended this school, my son James is a current pupil. Since the construction of my family home in 1970 there has been no construction on my family land, with my brothers and I leaving for university and settling elsewhere until my recent return home with my family.



When my wife and I decided to seek planning permission to return home and raise our family there we employed local design led architects, Mc Garry Moon, who are known for sensitive design in the countryside. Indeed their work features in the "Building on Tradition" Sustainable Design Guide for the Northern Ireland Countryside. We are disappointed that, at no point in this lengthy process, over 2 years and 2 months, was our agent given any opportunity to explain, discuss or debate their proposals with the planning department.

We disagree with the recommendation for refusal of this application as we believe it is wholly in the spirit of CTY 2a and complies with same.

One of the main reasons for refusal is the statement that the proposed site is not bounded by existing development, it is bounded on two sides by the crossing roads, and beyond these roads, by the Church and dwellings. How else is a building at a crossroads to be bounded?

A third side is bounded by my family home. The planning report draws much attention to the length of the proposed site, and the site was intentionally drawn long, so as not to create any potential for infill /

ribbon development between the dwelling and the family home and to allow for discussion with the planners as to the merits of siting the dwelling close to the crossroads and the existing buildings, or further away towards the family home had HED had any concerns.

In addition to this the report seems to conclude that integration is only possible when existing landscaping is present. The nature of this townland however is open and barren. The existing buildings and site are open and thus a new dwelling, and the strengthening of indigenous hedgerow as proposed would be the most sympathetic and allow for the integration of the building into the existing cluster of buildings at the crossroads.

In relation to point 5 we note that a design and access statement was submitted with our application which included photographs clearly proving that the proposed dwelling would not feature prominently in the landscape, and in fact integrate well with the existing cluster.



We believe that our application is within applicable policy context, that the proposed site is in keeping with traditional settlement patterns and that a dwelling of appropriate size and scale could not only integrate itself successfully into the cluster, but by the use of talented designers contribute to the character and cohesion of the cluster and the community.

We note finally that rural areas are suffering, as young people move away from home in search of education and employment. In areas such as Feeny, with very limited housing stock and low opportunities for employment refusing such planning applications, and hampering ones' ability to return home to raise children has a negative impact on the local economy and its ability to evolve and grow. Who will be left in the community? How will it thrive?

SPPS presumes to support sustainable development in the country, granting permission would support not only sustainable architecture and development, but the sustainability of the local economy and community. It would allow my children to grow up in the place that I, my father, grandfather and great grandfather did.