



The submissions on this file and the Inspector's report were considered at a Board meeting held on February 23rd 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the design and layout of the dwellings, including the inadequate quantum and poor quality of existing private amenity space provision, the internal layout of the dwellings, the lack of direct access to the private amenity space from living accommodation, and the lack of adequate designated car parking to serve the subject dwellings, it is considered that the proposed change of use to permanent residential accommodation would result in a sub-standard level of residential amenity for future permanent residential occupants of the dwellings. The proposed development would be contrary to Objective CDP4.13 of the Clare County Development Plan, 2017-2023 and conflict with the provisions of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, issued by the Department of the Environment, Heritage and Local government in May 2009. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature of the proposed use, to the extent of already permitted changes of use to permanent residential occupation within the Lake View development, to the 'Tourism' land use zoning of the site and the

description of this zoning given in Section 19.4 of the Clare County Development Plan, 2017-2023 which seeks to provide for '*structures and activities which are primarily designed to facilitate tourism development*', it is considered that the proposed change of use to permanent residential accommodation would undermine the coherence of holiday home use in the Lake View development, would be contrary to the land use zoning objective and would materially contravene a condition attached to an existing permission, that is, condition number 21 attached to planning permission register reference number P03/1032. The proposed development would, therefore, set an undesirable precedent for further such changes of use that would undermine this zoning, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 24th February 2017

Philip Jones