



An  
Bord  
Pleanála

**Board Direction**  
**BD-005707-20**  
**ABP-306358-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/04/2020.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to;

- the location of the proposed development within an area designated as a Heritage Landscape,
- Objective 13.5 of the Clare County Development Plan 2017-2023 where it is a requirement that all proposed developments in Heritage Landscapes demonstrate that every effort has been made to reduce visual impact, and that design for buildings and structures minimise height and visual contrast through careful choice of forms, finishes and colour and that any site works seek to reduce the visual impact of the development,
- Objective CDP15.4 of the Clare County Development Plan 2017-2023 where it is the objective to support proposals to refurbish vernacular structures that are in a run-down or derelict condition, provided that proposals for extensions to vernacular structures are reflective and proportionate to the existing building and do not erode the setting and design qualities of the original structure which make it attractive,

It is considered that the proposed development by reason of its design, form, layout and use of materials would materially affect the character of the Heritage Landscape

and would thereby seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the design and appearance of the proposed extension, would adversely impact on the character of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 11/05/2020

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Michelle Fagan