



An  
Bord  
Pleanála

**Board Direction**  
**BD-008750-21**  
**ABP-309898-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/07/2021.

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

#### **Reasons and Considerations**

Having regard to the zoning provisions of the Clare County Development Plan 2017-2023 and the West Clare Municipal District plan for the area, together with the design of the proposed extensions to the house located within the Kilkee Architectural Conservation Area, it is considered that the design of the proposed porch is inappropriate for this prominent corner site and would not integrate with the existing streetscape. In addition, the Board is not satisfied that the proposed extension to the Marine Parade facade satisfactorily respects, or is sensitive to, the character of the building or the existing bay window features of the wider terrace. The proposed extensions would, therefore, seriously injure the visual amenities of the area, would materially and adversely affect the character and integrity of the architectural conservation area and would be contrary to the proper planning and sustainable development of the area.

Board Member Maria FitzGerald  
Maria FitzGerald

Date: 21/07/2021