

An
Bord
Pleanála

Board Direction
BD-017887-24
ABP-319885-24


The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2024.

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

Reasons and Considerations

The proposed addition of a first-floor bay window in this prominent location would constitute an unsympathetic alteration to the house, which would be out of character with the existing property and that of adjacent properties, and would materially affect the character of the Kilkee Architectural Conservation Area and contravene Objective CDP16.5 of the Clare County Development Plan 2023-2029, which requires that new developments within or adjacent to designated Architectural Conservation Areas (ACAs) respect the established character context of the area and contribute positively to the ACA in terms of design, scale, setting and material finishes, 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.

Board Member


Liam McGree

Date: 16/10/2024