



The submissions on this file and the Inspector's report were considered at a meeting held on 12 May 2026.

The Commission decided to make a split decision, to

GRANT permission for (a) the construction of an extension to the dwellinghouse, (b) elevational alterations to the house and (e) all associated site works and services associated with (a) and (b) hereby permitted **in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below.**

REFUSE permission for (c) the conversion of a private shed to residential accommodation ancillary to the main house (d) for the sub-division of the house and use of part of the overall property as short term letting accommodation **for the reasons and considerations marked (2) under.**

Reasons and Considerations (1)

Having regard to the grounds of appeal, the context of the subject site within an established residential area in the town centre together with the built footprint of the adjoining dwellings to the northwest and southeast and the provisions of the Clare County Development Plan 2023-2029, it is considered that the development

subject to compliance with the conditions below would be supported by policy and would not negatively impact upon the residential or visual amenity of the area. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition

1. The development to be retained shall be in accordance with the plans and particulars lodged with the application on the 31st day of October 2025.

Reason: In the interest of clarity.

2. The shed shall not be converted or used for residential / habitable accommodation.

Reason: In the interest of clarity and to protect residential amenity.

3. The dwelling and extension to the dwelling, by reference to the description on the public notice, shall be used as a single residential unit and it shall not be subdivided or used for the purposes of short-term letting.

Reason: In the interest of clarity and to protect residential amenity.

Reasons and Considerations (2)

Retention permission is refused for the conversion of a private shed to residential accommodation ancillary to the main house and for the subdivision of the house

and use as part of the overall property as short term letting accommodation for the reasons and considerations set out below.

1. The subdivision of the existing house would be contrary to development plan Objective CDP5.3 (Living in our Towns and Villages) and having regard to the use of part of the overall property as short term letting accommodation would be contrary to the provisions of development plan Objective CDP5.14 (Holiday Homes) which identifies Kilkee as having an over concentration of holiday homes and the need for permanent residential occupancy only and development plan Objective CDP9.5 (Visitor Accommodation) which seeks to facilitate such accommodation at appropriate locations throughout the County. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Furthermore, when each of the residential elements of the development are considered cumulatively, the overall intensification of use, together with the constrained nature of the site, limited provision of private amenity space, lack of car parking and substandard ancillary residential accommodation the Commission is not satisfied that the site is conducive to the subdivision which has taken place. The development therefore constitutes a substandard overdevelopment of the site and would seriously injure the amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The applicant has not satisfactorily demonstrated compliance with development plan Objective CDP5.9 (Ancillary Living Accommodation) in which it is a requirement to provide a justification for ancillary living accommodation. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Planning Commissioner:

Patricia Calleary

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Date:

12th day of May 2026