



Planning and Development Acts 2000 to 2018

Planning Authority: Clare County Council

Planning Register Reference Number: P18/112

APPEAL by Niall and Marion Allen care of John D. Jones of 'Kilmalua', Caherweesheen, Tralee, County Kerry against the decision made on the 10th day of July, 2018 by Clare County Council to grant subject to conditions permission to Mary Irving care of McKenna Consulting Engineers of Bank Place, Miltown Malbay, County Clare.

Proposed Development: Alter and extend existing dwelling, alter the existing front boundary wall and install a new proprietary wastewater treatment system along with associated site works. The works to the existing dwelling house involve the following: (a) demolish and replace the existing front porch, (b) demolish existing rear extensions and construct a new single storey extension, (c) remove and replace the existing pitched roof at Breaffy South, Miltown Malbay, County Clare. As revised by the further public notices received by the planning authority on the 13th day of June, 2018.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

The site of the proposed development is located between the road and the sea along a scenic touring route, which is a section of the Wild Atlantic Way, where the shoreline is visible from the public road. The proposed extension would significantly increase the scale and visibility of the existing semi-detached cottage, would not be subservient to the host dwelling, would diminish the character of this vernacular dwelling and would seriously detract from the quality of the landscape in this sensitive area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.