



Planning and Development Acts 2000 to 2019

Planning Authority: Clare County Council

Planning Register Reference Number: 19/593

APPEAL by Kevin Killeen of Atlantic View, Quilty Village, Quilty, County Clare against the decision made on the 16th day of December, 2019 by Clare County Council to grant subject to conditions a permission to Jean Kelly care of Diarmuid Keane and Associates of O'Curry Street, Kilkee, County Clare.

Proposed Development: Renovation and extension of existing dwellinghouse to include the following: (a) Demolition of existing rear extension, (b) construction of new side and rear extensions, (c) alteration of rear section of roof of existing house and (d) all associated site works at Sea-rinity Cottage, Quilty, County Clare.

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

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, and
- 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.

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

Dated this day of 2020.