



Planning and Development Acts 2000 to 2020

Planning Authority: Clare County Council

Planning Register Reference Number: P20/869

APPEAL by Oliver and Dympna Walsh of 1 Marine Parade, Kilkee, County Clare, and by Aideen Walsh of 16 Saint Mary's Villas, Drogheda, County Louth against the decision made on the 23rd day of March, 2021 by Clare County Council to grant subject to conditions a permission to Gerry and Audrey Cantrell care of Project Design Building Consultants of O'Dea's Road, Kilrush, County Clare.

Proposed Development: Construction of an extension to existing ground floor bedroom at the north eastern side of existing dwelling house and for planning permission for change of design of the porch previously granted under planning permission P18/504 to the south-eastern side of existing dwelling house with all necessary ancillary works at Well Road, Marine Parade, West End, Kilkee, County Clare, as amended by the revised public notices received by the planning authority on the 25th day of February 2021.

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 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.

DR. Maria Fitzgerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 3rd day of August 2021

