



An  
Bord  
Pleanála

## Board Order ABP-319885-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Clare County Council**

**Planning Register Reference Number: 24/93**

**Appeal** by Michael Larkin care of Project Design Building Consultants of O'Dea's Road, Kilrush, County Clare against the decision made on the 14<sup>th</sup> day of May, 2024 by Clare County Council to refuse permission.

**Proposed Development:** Amend condition 3(a)(i) of planning register reference number P23/407 to allow for the inclusion of a first-floor bay window to the south-west elevation with all necessary ancillary services, all at Gratten Street, Kilkee, County Clare.

### Decision

**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

## 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 CDP 16.5 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 and context of the area and contribute positively to the Architectural Conservation Area in terms of design, scale, setting and material finishes. The proposed development would seriously injure the visual amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.



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Liam McGree

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

Dated this 21 day of October 2024.