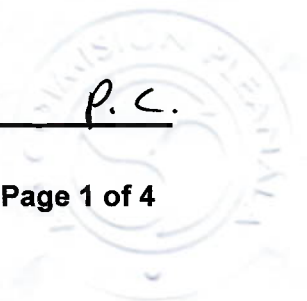


Planning and Development Act 2000, as amended

Planning Authority: Clare County Council

Planning Register Reference Number: P25/60671

Appeal by Margaret Haugh against the decision made on the 12th day of December 2025 by Clare County Council in relation to the application by Kieran Gleeson for retention permission for development comprising of (a) construction of an extension to the dwellinghouse, (b) elevational alterations to the house, (c) the conversion of a private shed to residential accommodation ancillary to the main house, (d) the sub-division of the house and use of part of the overall property as short term letting accommodation and (e) all associated site works and services at Maggie Jane's, Chapel Street, Kilkee, County Clare in accordance with the plans and particulars lodged with the said Council (which decision was to grant permission for retention of (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) and refuse permission for retention of (c) the conversion of a private shed to residential accommodation ancillary to the main house and (d) the sub-division of the house and use of part of the overall property as short term letting accommodation).



Decision

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) 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, and (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 proposed to be retained, subject to compliance with the conditions set out below, would not seriously injure 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.

Conditions

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)

1. The subdivision of the existing house would be contrary to development plan Objective CDP5.3 (Living in our Towns and Villages) as set out in the Clare County Development Plan, 2023-2029 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, together with the overall intensification of use, 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

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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 development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

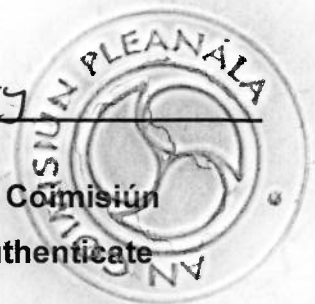
3. The applicant has not satisfactorily demonstrated compliance with development plan Objective CDP5.9 (Ancillary Living Accommodation) in which it is a requirement to provide a justification for ancillary living accommodation. The development proposed to be retained would, therefore, be contrary to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

Patricia Calleary

Patricia Calleary

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 14th day of May, 2026