



An
Bord
Pleanála

Board Direction
BD-001966-18
ABP-302673-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. It is considered that, by reason of its uncharacteristic design, the proposed development would materially and adversely affect the character of the cut-stone, granite former boathouse building to which it is to be attached and would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

2. The applicant has failed to demonstrate sufficient legal interest in the site. The area on which the proposed extension is to be constructed would appear to be public land. Article 22(2) of the Planning and Development Regulations, 2001, as amended, states- "A planning application referred to in sub-article (1) shall be accompanied by – *inter alia* (g) "where the applicant is not the legal owner of the land or structure concerned, the written consent of the owner to make the application". The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 13/12/2018

Michelle Fagan