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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2312/17**

**Appeal** by Andy Lynch care of AMG Architectural Services Limited of 244 Swords Road, Santry, Dublin against the decision made on the 12<sup>th</sup> day of April, 2017 by Dublin City Council to refuse permission.

**Proposed Development:** Single storey extension at rear and change of use of ground floor to children's pre-school. Enlargement of existing vehicular access and creation of an additional area for off-street parking to front and all associated site works at 34 Grangemore Avenue, Donaghmede, Dublin.

**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.

