



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2948/20

Application for Leave to Appeal against the decision of the planning authority by Helen McDermott of 39 Hughes Road North, Walkinstown, Dublin, having an interest in land adjoining the land in respect of which Dublin City Council decided on the 17th day of November, 2020 to grant subject to conditions a permission to Greg Flynn care of Paul Redmond Architectural Services Limited of 50 River Forest View, Leixlip, County Kildare.

Proposed Development: Conversion of existing single storey storage unit/garage to two-storey habitable dwelling with pitched roof to match similar developments on adjacent properties. Development to comprise of two bedrooms and bathroom on first floor with living room, kitchen, bathroom and garage/store on ground floor at rear of 37 Hughes Road North, Walkinstown, Dublin

Decision

GRANT leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on 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 submissions and documents received in connection with the application for leave to appeal and the conditions set out in the planning authority's decision, it is considered that it has been shown that -

- (i) the development, in respect of which a decision to grant permission has been made, will differ materially from the development as set out in the application for permission by reason of conditions numbered 1, 3 and 6 imposed by the planning authority to which the grant is subject, and
- (ii) the imposition of conditions numbered 1, 3 and 6 will materially affect the applicant's enjoyment of the land adjoining the land in respect of which it has been decided to grant permission or reduce the value of the land.

Dave Walsh

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

Dated this day of 2020