



Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21A/0557

Application for Leave to Appeal against the decision of the planning authority by Noel and Meadhbh O'Sullivan of 127 Newtownpark Avenue, Blackrock, County Dublin, having an interest in land adjoining the land in respect of which Dún Laoghaire-Rathdown County Council decided on the 1st day of October, 2021 to grant subject to conditions a permission to Ciaran Forde care of James Fagan and Associates of Hawkfield, Newbridge, County Kildare.

Proposed Development: (a) Demolition of existing extension to rear of house, (b) construction of a new storey-and-a-half extension to rear and sides of house including related internal alterations to existing house, (c) construction of new wall along roadside boundaries, including new pedestrian gate, and (d) widening of existing vehicular entrance to site, and all associated site works at Sheebro, 46 Fairyhill, Blackrock, County Dublin. The proposed development was revised by further public notices received by the planning authority on the 8th day of September, 2021.

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 condition numbered 4(b) imposed by the planning authority to which the grant is subject, and



- (ii) the imposition of condition numbered 4(b) 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.



Paul Hyde

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

Dated this ^{11th} day of ~~November~~ 2021.