



An  
Bord  
Pleanála

Board Order  
ABP-318774-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4580/23**

**Application for Leave to Appeal** against the decision of the planning authority by Íde Gavin and Kieron Branagan of 18 Gilford Avenue, Sandymount, Dublin having an interest in land adjoining the land in respect of which Dublin City Council decided on the 28<sup>th</sup> day of November, 2023 to grant subject to conditions permission to Michael and Una O'Shea care of David Winston of 24 Ventry Park, Cabra, Dublin.

**Proposed Development:** Permission for alterations to the existing vehicular entrance to the front, to include widening of the entrance with new gates and pillar, the demolition of existing single storey extension to the rear, the construction of single and two-storey extensions to the rear, internal alterations and modifications and all associated site works, all at 34 Lea Road, Sandymount, Dublin.

## **Decision**

**REFUSE** 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.

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## 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 not been shown that 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 imposed by the planning authority to which the grant is subject. In this regard the Board noted that the size of windows permitted would, under no circumstance, be larger than those sought in the application for permission. The Board considered that the omission of privacy slats and the corresponding reduction in window size would not 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.



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Stephen Brophy

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

Dated this 15<sup>th</sup> day of January 2024.