



An
Bord
Pleanála

Board Direction
300426.LV.17

The submissions on this file were considered at a Board meeting held on 12/01/2018.

The Board decided to grant leave to appeal based on the reasons and considerations set out below.

Reasons and Considerations

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 1* imposed by the planning authority to which the grant is subject, and
- (ii) the imposition of *condition numbered 1*, which affects the ridge height of the proposed development and therefore the potential for shading and loss of natural light, 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.

Board Member:

Date: 15/01/2018

Eugene Nixon