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Bord  
Pleanála

**Board Direction**  
**ABP-301449-18**

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The submissions on this file were considered at a Board meeting held on 10<sup>th</sup> May 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 number 1* imposed by the planning authority to which the grant is subject, and
- (ii) the imposition of *condition number 1* 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.

**Note:** In deciding to grant leave to appeal, the board noted that the height and width of the shed element of the proposed development which is adjacent to the applicant's boundary had been amended by the further plans and particulars submitted to the planning authority on 5<sup>th</sup> March 2018, which were conditioned in condition number 1.

**Board Member:**

**Date:** 10/05/2018

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Maria FitzGerald