

An
Bord
Pleanála

Board Direction
BD-019827-25
ABP-321903-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/05/2025.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

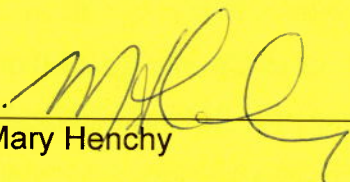
Reasons and Considerations

1. The development proposed to be retained would, by reason of the change of use to agricultural use, contravene materially a condition attached to an existing permission for development namely, condition number 10 attached to the permission granted by Wexford County Council on the 17th day of January 2020 under Planning Register Reference Number 20190885, requiring the structure to be used as a garage incidental to the enjoyment of the dwellinghouse. The retention of the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the planning history and the submissions made in connection with the planning application and appeal, the Board is not satisfied that the applicant has provided adequate detail on the nature and extent of the agricultural activity on the overall landholding that requires a building of this nature and scale. The primary use of the site is residential, with residential to the immediate north, south and east of this site. The proposed agricultural use of the structure would detract from the amenity of adjoining

residential property and would therefore not accord with the proper planning and sustainable development of the area.

3. The as built structure, with an altered roof structure and height to the permitted garage Planning Register Reference Number 20190885, results in a structure that is significantly greater in both height and floor area to that permitted and is not in accordance with the Development Management Standards for garages set out in the Wexford County Development Plan 2022- 2028, Volume 2, Section 3.2. The proposed structure for retention is contrary to the County Development Plan and would, therefore, not be in accordance with the proper planning and sustainable development of the area.

Board Member


Mary Henchy

Date: 30/05/2025