



An
Bord
Pleanála

Board Order ABP-321903-25

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 20241454

Appeal by John Nolan care of Michael Molloy Architecture of 9 McCurtain Street, Gorey, County Wexford against the decision made on the 23rd day of January, 2025 by Wexford County Council to refuse permission.

Proposed Development: Permission for retention of alterations made to the existing domestic garage structure as deviated from that which was granted permission under Planning Register Reference Number 20190885 which consists of the following: (1) Alterations to the roof structure and its height, (2) the addition of agricultural storage space to the first-floor level and dormer space, (3) ancillary works, and (4) permission for retention of the change of use of the structure for agricultural purposes consisting of the use of the ground floor for hay/bales storage and first floor structure for a tack room for horse riding equipment and additional hay/bales storage and permission to complete, all at Seaview, Cahore, County Wexford.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

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 development proposed to be retained 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 the site. The proposed agricultural use of the structure would detract from the amenity of adjoining residential property and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The development proposed to be retained, 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 would be contrary with the Development Management Standards for garages set out in the Wexford County Development Plan 2022-2028, Volume 2, Section 3.2 (Domestic Garages/Stores). The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

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

Dated this 30th day of May 2025.