

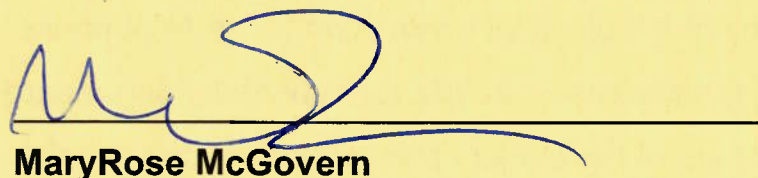
An
Coimisiún
Pleanála

Commission Direction
CD-000994
PL-501220-GY-26

The submissions on this file and the Inspector's report were considered at a meeting held on 29 July 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:



MaryRose McGovern

Date:

30th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of Galway County Development Plan 2022-2028, in particular DM Standard 5 (Dependent Relative Accommodation/Granny Flats (Urban and Rural) which states, inter alia, that all applications for family flat units shall not exceed a gross floor area of 75 square metres, and having regard to

the development proposed to be retained, described in the public notices as an existing single storey granny flat to the rear of an existing single storey dwelling, and to the nature and scale of the development including its gross floor area of 122.52 square metres which significantly exceeds the development plan's permissible maximum threshold for a family flat, it is considered that the proposal would contravene the provisions of DM Standard 5. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the recommendation of the Inspector, the Commission noted and agreed with the Inspector's comment that although described in the application as a "granny flat", the unit functions as a self-contained detached accommodation block with separate external parking and access, and that it lacks any direct physical connection to the front house. The Commission noted that the Inspector assessed the application having regard to the "Existing Residential" zoning of the subject site, where residential infill is permitted in principle. Having regard however to the content of the planning application form, and the public notices, all of which confirmed the applicant's proposal for retention of a "single storey granny flat", the Commission did not agree that the application could be properly assessed as an infill development. Neither did the Commission share the opinion of the Inspector that the floor area dimension referred to in DM Standard 5 of the Galway County Development Plan 2022-2028, as a maximum for family flat units, is a guideline only, to be applied with flexibility when assessing the scale of difference in floor area. The Commission disagreed that this standard was not a sound basis on which to refuse the proposed retention of a "single storey granny flat" and agreed with the planning authority that the development proposed to be retained, significantly exceeds the threshold permitted under DM Standard 5, for

a dependent relative accommodation unit, and that it would be contrary to the proper planning and development of the area.