

An
Coimisiún
Pleanála

Commission Order
PL-501778-GC

Planning and Development Act 2000, as amended

Planning Authority: Galway City Council

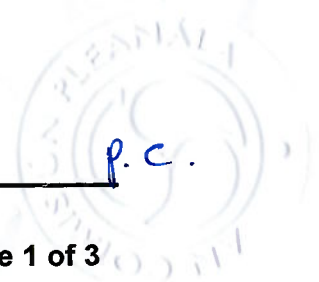
Planning Register Reference Number: 26/60153

Appeal by Hugh and Mary Walsh against the decision made on the 3rd day of July, 2026 by Galway City Council to refuse permission.

Proposed Development: Retention of change of use of structure and extension thereto for use as a self-contained residential unit (granny flat), alterations to existing storage shed, including provision of awning/covered area to the front, existing structure for use as a garden room/storage shed, and all associated site works, all at the rear of existing dwellinghouse at 11 Water Lane, Bohermore, Galway.

Decision

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



Reasons and Considerations

1. Section 11.3.1 (k) (Self Contained Residential Units) of the Galway City Development Plan 2023-2029 states that such units/'granny flats' shall be an integral part of the main dwelling capable of re-assimilation into the dwelling. The proposed retention of the 'granny flat' and associated structures would contravene the objectives and standards of the development plan as the self-contained unit is designed and positioned on the site as a separate dwelling unit, would not be an integral part of the existing dwellinghouse on site, and would not be capable of re-assimilation into the existing dwelling. Furthermore, the use of the 'granny flat' unit would, if permitted, result in poor residential amenity for occupants with some rooms in the unit having limited or no windows, reflecting the fact that it appears to have been originally constructed as a shed, and is positioned very close to the site boundaries. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to its design, scale, location, and use, it is considered that the development proposed to be retained would constitute disorderly and piecemeal development of a backland site in an Inner Residential Area. The development proposed to be retained would not respect and respond positively to the character of the area, would adversely affect the character of the area in terms of building lines, plots, haphazard pattern, and form, would be contrary to Policy 3.6 (1) and Section 3.7 of the Galway City Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 08 day of October 2026.