



An
Coimisiún
Pleanála

Commission Direction
CD-000382
PL-500583-LH-26

The submissions on this file and the Inspector's report were considered at a meeting held on 30 March 2026.

The Commission decided to refuse permission for the following reasons and considerations.

Planning Commissioner:

Patricia Calleary

Date:

2nd day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Notwithstanding policy support for compact growth and for the development of infill, brownfield, underutilised, and regeneration sites as expressed through Policy SC 5 of the Dundalk Local Area Plan 2025-2031, the Commission considered that, given the established residential character of the area, positioning of a house significantly forward of the existing building line would be visually incongruous

with the established character of the area, would conflict with the objectives of A1 residential zoning which seeks to protect and enhance the amenity and character of existing residential communities and would set an undesirable precedent for similar such development.

In deciding not to accept the the inspector's recommendation to grant outline permission, the Commission had regard to the established building line and residential character at this location of houses along Seafield road. While acknowledging that there are some variation in building line setbacks along this section of Seafield road, the extent of the forward projection proposed in this instance is materially greater than that of adjoining dwellings and the proposed development would result in a significant disruption to the established pattern and rhythm of development such that it would be visually incongruous. The proposed development would not be supported by the objective of the A1 zoning 'to protect and enhance residential amenity' and would set an undesirable precedent for similar such development. In considering the policy support for compact growth and infill development, the Commission had regard to the need to also respect the established character of the area.