



Planning and Development Act 2000, as amended

Planning Authority: Louth County Council

Planning Register Reference Number: 2560534

APPEAL by Jan C. van Dijk against the decision made on the 12th day of December, 2025 by Louth County Council to grant outline permission subject to conditions to Brendan and Roisin McVerry for the proposed development.

Proposed Development: New dwelling house, new site entrance, and associated site works, all at Seafield Road, Blackrock, County Louth

Decision

REFUSE outline permission for the above proposed development in accordance with the reasons and considerations set out below.

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 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 variations 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 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.

Patricia Calleary.

Patricia Calleary

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this *07* day of *April* 2026.