

<b>Agenda Item</b>	A6
<b>Application Number</b>	25/00949/FUL
<b>Proposal</b>	Erection of a two storey rear extension, installation of windows, window alterations and internal configuration
<b>Application site</b>	30 Berwick Way Heysham Morecambe Lancashire
<b>Applicant</b>	Mr and Mrs Herring
<b>Agent</b>	Miss Jo Clark
<b>Case Officer</b>	Ms Charlotte Hutton
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approve with conditions, subject to the consultation period expiring and consideration of any submitted comments.

**(i) Procedural Matters**

This form of development would normally be dealt with under the Council's the scheme of delegation. However, the applicant is an employee of Lancaster City Council and therefore the application is required to be determined by the Planning Regulatory Committee.

**1.0 Application Site and Setting**

- 1.1 The application site relates to 30 Berwick Way. It is a detached two-story dwelling located in the residential area of Heysham. The property is finished externally in red brick underneath a slate roof and is fitted with white upvc windows and doors. The property benefits from off street parking to the front with a private garden to the rear. Neighbouring dwellings are of similar form and appearance.

**2.0 Proposal**

- 2.1 The application seeks planning permission for a two-storey rear extension measuring approximately 4.5 metres in width and 4 metres in depth. The extension will feature a pitched roof with an eaves height of 4.8 metres and a ridge height of 6.7 metres. External materials will match the existing dwelling, including brickwork and white uPVC windows and doors.
- 2.2 There are two windows proposed to the first floor side elevations, both white upvc to match the existing windows in the dwelling.

### 3.0 Site History

- 3.1 The application site has a limited planning history. The only relevant permission relates to the development of the proposed property and the wider residential estate in the late 1980s. This is referenced below. The proposal has also been subject to pre-application advice earlier this year.

Application Number	Proposal	Decision
1/88/0088	Erection of residential development for 58 dwellings	Permitted

### 4.0 Consultation Responses

- 4.1 At the time of compiling this report the consultation period has not expired. It expires on the 18 September 2025. To date, the following responses have been received from statutory and internal consultees:

Consultee	Response
Parish	At the time of compiling this report, no response has been received. A verbal update will be provided.
County Highways	<b>No objection</b> to the principle however, requested for 3 off-street parking spaces to be provided.

- 4.2 At the time of compiling this report, the consultation period has not expired. To date, no responses have been received from members of the public or the immediate neighbours. If comments are received a verbal update will be provided.

### 5.0 Analysis

- 5.1 The key considerations in the assessment of this application are:

- Design
- Residential Amenity
- Highways
- Ecology

- 5.2 **Design** (NPPF paragraphs 131, 132 and 135 and policy DM29 of the Development Management DPD)

- 5.2.1 Policy DM29 expects all new development to '*contribute positively to the identity and character of the area through good design, having regard to local distinctiveness, appropriate siting, layout, palate of materials, separation distances, orientation and scale*'. This is echoed in the NPPF which clearly states good design is a key aspect of sustainable development.

- 5.2.2 The extension is located to the rear of the property. However, due to the orientation and position of the dwelling within the street, some aspects of the development will be visible from public vantage points.

- 5.2.3 The extension extends across the full width of the existing dwelling and projects 4 metres into the rear garden. It is a sizable extension which, combined with an internal reconfiguration of living and bedroom accommodation, provides a five bedroom property (an increase of one bedroom).

- 5.2.4 In order to ensure the design is suitable and responds well to the character and form of the existing dwelling and wider streetscene, the extension has been set down from the main ridge to provide sufficient subserviency. It features a matching roof form and shall be built in materials to match, thereby providing a cohesive design to the host property.

- 5.2.5 While the street scene is relatively uniform in terms of its material palette, properties differ in design, as such the proposal would not appear out of place. The proposed insertion of windows to the side

elevations are consistent with those within the existing dwelling. The overall development respects the existing character and material palette and is considered acceptable in terms of design and visual amenity, in accordance with the national and local planning policy.

5.3 **Residential Amenity** (NPPF paragraphs 131, 132 and 135 and policy DM29 of the Development Management DPD)

5.3.1 Policy DM29 requires all new development to '*ensure there is no significant detrimental impact to amenity in relation to overshadowing, visual amenity, privacy, overlooking, massing and pollution.*'

5.3.2 The rear outlook from the proposed extension is considered comparable to the existing arrangement, primarily overlooking the applicant's own rear garden. While there is some mutual overlooking between neighbouring properties at first-floor level due to their orientation, the development does not introduce any greater impact than currently exists. Windows are proposed on the ground floor side elevations of the extension. Due to the limited outlook at ground floor level and the presence of existing high boundary treatments, the proposal is considered acceptable with regard to privacy impact.

5.3.3 A first floor side-facing habitable window is proposed; however, due to the dwelling's position forward of No. 32, the window will not result in overlooking of any sensitive areas. Its orientation towards the property's open frontage and the street ensures no direct overlooking or loss of privacy.

5.3.4 A further first floor side-facing window, along the east elevation, is proposed. This serves a non-habitable room (bathroom) and will be conditioned to be obscure glazed to safeguard residential amenity.

5.3.5 The rear extension does not intersect the 45-degree line from the rear habitable room windows of the adjacent properties (No.28 and No.32 Berwick Way). Therefore, it is considered that the development will not adversely impact the amenity of these properties in terms of overbearingness and loss of light. Given the absence of habitable windows on the side elevations of neighbouring properties, along with their orientation and set-back, the scale of the extension is deemed acceptable in relation to neighbouring amenity. The development is considered to comply with the amenity requirements of policy DM29 and the NPPF.

5.4 **Highways** (NPPF paragraphs 115 and 116 and policy DM62 of the Development Management DPD).

5.4.1 Policy DM62 deals with the provision of parking for new development. It requires the design of proposals to incorporate provision for car and cycle parking in accordance with the levels and layout requirements set out in Appendix E of the DM DPD.

5.4.2 The proposal would increase the property from four to five bedrooms. Under Appendix E, the maximum parking standard for a five-bedroom dwelling is three off-street spaces. Highways officers raised concerns and requested an amended plan demonstrating provision for three spaces. The submitted proposal retains two off-street parking spaces. Given that the standards are expressed as maximums and considering the site's sustainable location, it is considered that the provision of two spaces is acceptable and would not result in significant harm or conflict with relevant planning policy.

5.5 **Ecology** (NPPF paragraphs 187 and 188 and policy DM44 of the Development Management DPD)

5.5.1 Policy DM44 states that '*proposals will not be permitted where there is an adverse effect on priority species and priority habitat or sites of a local or regional importance for biodiversity and/or geology, unless the benefits of the proposal outweigh the potential adverse effects.*'

5.5.2 A bat preliminary roost assessment and presence / absence survey accompanies this application given the dwelling is located within 100m of a woodland and the works involve the disturbance to an existing roof. The survey was undertaken by WildEye Environmental dated August 2025. The conclusions of this assessment confirmed the bat emergence survey returned no bat roosting behaviour. As such, it is considered highly unlikely that the proposed development will impact

protected bat species. The report recommended no further survey work or the need for any mitigation. Accordingly, the development is not considered to impact protected species and would not be a constraint to development. There is no conflict with policy DM44 or the NPPF in this regard.

## **6.0 Conclusion and Planning Balance**

- 6.1 The proposal will provide an extension and alterations to an existing dwellinghouse with no adverse impacts upon the visual amenity of the street, residential amenity of neighbouring properties, highway impacts and ecology. As such, the proposal is considered compliant with relevant local and national policies and is recommended for approval.

### **Recommendation**

That Planning Permission **BE GRANTED** subject to the following conditions:

Condition no.	Description	Type
1	Standard planning permission timescales	Control
2	Development in accordance with approved plans	Control
3	External finishes to match	Control
4	Window detailing to match	Control
5	Obscure glazing to side (east)	Control

### **Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015**

Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

### **Background Papers**

None