
Appeal Decision

Site visit made on 25 November 2025

by **C Evans MTCP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 15 December 2025

Appeal Ref: APP/A2335/D/25/3374222

15 Winchester Avenue, Morecambe LA4 6DX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr S Thompson against the decision of Lancaster City Council.
 - The application Ref is 25/00732/FUL.
 - The development proposed is two storey extension to side.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host dwelling and surrounding area.

Reasons

3. The appeal site is located in a predominantly residential area, characterised by semi-detached dwellings and bungalows. The host property is a semi-detached dwelling with a large electric substation in the adjoining plot. A small cul-de-sac separates the pair from dwellings on the other side. Both properties are largely unaltered, resulting in a uniform appearance when viewed from Winchester Avenue.
4. The proposal is for a large side extension, measuring approximately 5m in width. It would be setback from the front elevation and would have a lower ridge height than the host dwelling. Despite this, due to the large size proposed, the extension would not appear sufficiently subservient to the host dwelling. It would have an overbearing impact on both the semi-detached pair, which would be visually jarring against their current symmetrical appearance.
5. During my site visit, I observed that views of the side elevation of No 15 are clear from Winchester Avenue and Wakefield Avenue. It has a prominent position in the street scene, as the semi-detached pair are sited separately, with no immediate residential neighbours. As a result, the proposed extension would appear as an incongruous and dominant feature in the street scene due to its scale and mass.
6. It is proposed that the roof pitch, fenestration and materials would match the host dwelling. Whilst these are positive design features, they would not overcome the harm caused by the proposal.
7. The appellant has provided limited details for other side extensions in the area, which I observed during my site visit. They are not directly comparable to the

proposal as they appear to be smaller in size and are sited in a continuous build line of dwellings. I have not been provided details under which these were granted permission. In any case, I am required to determine each appeal based on its own merits.

8. I conclude that the proposed development would be unacceptably harmful to the character and appearance of the host dwelling and the surrounding area. This conflicts with Policy DM29: Key Design Principles of the Lancaster District Local Plan 2020-2031 Part Two: Development Management Development Plan Document (climate emergency review). This policy requires proposals to contribute positively to the character of the area.

Conclusion

9. For the reasons given above the appeal should be dismissed.

C Evans

INSPECTOR