

PLANNING, DESIGN & ACCESS STATEMENT

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Project Details

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For A

SINGLE STOREY CLASSROOM EXTENSION AT



**MORESBY PRIMARY
SCHOOL
MORESBY PARKS
WHITEHAVEN
CUMBRIA
CA28 8UX**

Planning Statement: Moresby Primary School Extension

1.0 Introduction and Proposal Summary

This Planning Statement has been prepared on behalf of Moresby Primary School and accompanies a full planning application for a single-storey extension and associated works. This statement should be read in conjunction with the accompanying plans, drawings, and the Design and Access Statement (DAS).

1.1 The Proposal

The proposal seeks to construct a modern, single-storey extension to an existing classroom within Moresby Primary School building to provide additional classroom space. The proposal is essential to meet the growing educational needs and capacity requirements of the local community, ensuring the continued delivery of high-quality primary education in the Moresby area.

1.2 The Site

The application site is Moresby Primary School, an established community asset located within the village envelope of Moresby Parks, Cumbria. The school is operational and the principle of the site's use for education (Use Class C2) is already established.

2.0 Planning Policy Context

The application is assessed against the requirements of the National Planning Policy Framework (NPPF) and the relevant policies of the Copeland Local Plan

2.1 National Planning Policy Framework (NPPF)

The NPPF sets out the government's planning policies for England. Key sections relevant to this application include:

- Paragraph 8 (Achieving Sustainable Development): The proposal contributes positively to the social objective of sustainable development by improving access to education and community facilities.
- Paragraph 100 (Promoting Healthy and Safe Communities): This paragraph strongly supports the provision of social infrastructure, including schools, highlighting their importance to community wellbeing. The proposed extension is a direct delivery of this objective.
- Paragraph 134 (Achieving Appropriate Design): Requires development to be visually attractive, functionally sound, and sympathetic to the local character. As detailed in the DAS, the design achieves this by being subservient in scale and using materials that reflect the existing context.

2.2 Local Planning Policy

The following policies from the [Insert Local Plan Name] are considered relevant to this application:

Local Plan Policy Area	Relevant Policy Ref	Justification for Compliance
Community Facilities	SCI	The extension safeguards and enhances existing community infrastructure, providing essential resources for local children. The proposal is critical social infrastructure.
Design and Appearance	DS4	The design will match the existing finishes, appearance and scale of the school, providing a sympathetic appearance to the existing character.
Residential Amenity	SC5	The single-storey design and siting ensure there will be no adverse impacts on nearby residential properties in terms of overlooking, loss of light, or visual intrusion.

3.0 Planning Assessment and Justification

3.1 Principle of Development

The provision of new classrooms and educational facilities is strongly supported by both national and local planning policy (NPPF Paragraph 100 and Local Plan Community Policy SCI). There is an established need to expand teaching capacity at Moresby Primary School. The principle of extending an established educational facility within its existing curtilage is entirely acceptable and represents sustainable development in an accessible location.

3.2 Impact on Character and Appearance

The extension is designed to be deliberately subservient to the main school building, positioned on the East elevation.

- Scale: Single storey only, keeping the profile low and minimising its visual impact from the public realm.
- Materials: Materials are chosen to be durable and contextually appropriate, ensuring that the finish complements the existing school and the surrounding built environment.

3.3 Residential Amenity

The extension location will preserve the amenity of the nearest residential neighbours located at to the South and East of the school. Due to the single-storey height and the appropriate setback distance, no adverse impacts are anticipated regarding:

- Overshadowing: No significant shadow cast on neighbouring gardens or habitable windows.
- Overlooking/Privacy: No new windows will directly overlook private amenity space or habitable rooms.
- Noise: The extension is a continuation of the existing school use, and teaching activities will not result in noise levels above those currently experienced. In addition, no noise will be created during unsociable hours.

3.4 Access and Highways Safety

The proposal will not result in a significant change in vehicular movements. All necessary access and highway safety considerations are addressed:

- Existing vehicle drop-off and parking areas remain in use.
- The design does not alter or negatively impact existing accessibility routes to and from the school.

4.0 Conclusion

The proposed single-storey extension at Moresby Primary School represents essential development that is fully justified in policy terms. It constitutes sustainable development by delivering much-needed social infrastructure in line with the NPPF and the Copeland Local Plan. The design respects the site context and avoids any adverse impacts on neighbouring amenity or highway safety.

It is respectfully requested that the Local Planning Authority grant full planning permission for this application.

Design and Access Statement

5.0 Introduction:

This Design and Access Statement has been prepared by Day Cummins Ltd on behalf of our client, Moresby Primary School, in support of their Full Planning Consent application for a proposed single storey extension to the school. The proposal seeks to enhance the educational provision available to the school, specifically addressing the need for additional modern teaching space due to growing local demand.

5.1 Site Description and Location

Moresby Primary School is situated within the village of Moresby Parks, typically characterised by traditional Cumbrian architecture, historically incorporating local stone and slate roofing, as demonstrated by the original school building. It should be noted that over the years there has been significant development of the area, with many newer houses being constructed using render or facing brickwork for wall finishes and concrete tiled roofs. The site is bound by agricultural land to the north and west, with residential properties to the south and east. The existing school buildings consist of the original sandstone and slated pitched roof building (constructed circa 1883), with several more modern extensions over the years, consisting of both rendered, single storey flat roof sections and single storey rendered pitched roof sections with concrete roof tiles.

5.2 The Proposal

The proposal is for a single-storey flat roof extension located on the East side of the existing school building, expanding the size of an existing classroom

- **Function:** Provision of additional space within the school to meet the increasing roll numbers and provide greater flexibility of use by pupils and teachers.
- **Footprint:** The proposal would increase the footprint of the school by approximately 16.5m²
- **Height:** The proposal will match the height of the existing single storey flat roof portion of the existing school (approximately 3m), maintaining the appearance of the existing school and not overbearing any of the existing structure.

6.0 Design Assessment

6.1 Use and Amount

The proposed use is wholly C2 (Educational) and is consistent with the existing use of the site. The amount of development is proportionate to the existing site and is the minimum required to achieve the necessary educational facilities, ensuring the school can continue to operate efficiently while accommodating all pupils comfortably.

6.2 Layout

The extension is sited in an unused portion of the school grounds and will therefore have no negative impact on the existing provision of outdoor space. The layout ensures:

- **Integration:** The extension is to simply increase the size of an existing classroom. This will include the relocation of the existing emergency exit. Therefore, there are no anticipated issues with the integration of the proposal into the existing school.
- **Sunlight/Daylight:** The classroom is facing East, with a large window on the only external wall. This mirrors the existing arrangement for the room.

- **Minimised Overlooking:** The location avoids any adverse impacts on neighbouring residential properties regarding privacy or overshadowing. The height of the extension is not sufficient to dramatically impact the overshadowing of the adjacent property. Furthermore, the adjacent social club is some 10 metres away from the line of the proposed extension. In addition, there is limited scope for overlooking due to the contrasting operating hours between the school and the social club.

6.3 Scale

The scale has been carefully considered to ensure the new element is sympathetic to the existing structure and the wider village context.

- The **single-storey** design ensures the height remains low-profile.
- The **massing** is broken up by a varied roofline to prevent a monolithic appearance.
- The scale is appropriate for a rural primary school setting, avoiding a large, institutional feel.

6.4 Appearance and Materials

The appearance of the extension is designed to be contemporary yet respectful of the local vernacular, specifically referencing the materials common to the Cumbrian context.

Element	Proposed Material and Colour	Rationale
Walls	Pebbledash rendered finish (Naturally coloured) with a smooth sand/cement render coloured red.	Matches the existing finishes to blend into the existing setting.
Roof	Bituminous flat roof covering	Matches the existing finish and will tie into the existing roof covering, offering long term durability.
Windows	White UPVC	Matches the existing windows in situ. Windows are durable and low maintenance.
Doors	Anthracite grey Aluminium emergency exit door	Matches the existing emergency exit door in situ. Provides durability and security for the school.

7.0 Access Strategy

As the proposal is to extend an existing classroom, the proposal will not affect the access strategy for the school as a whole.

7.1 Inclusive Design

- **Approach Routes and Entrances:** The existing access into the classroom will remain unchanged. All new external and internal thresholds are designed to be level. Access to this part of the school is via a level access route through the school hall.
- **Facilities:** The proposed extension is situated adjacent to a Disabled W.C.
- **External Egress:** The proposed external door is a designated emergency escape route. Level access and a paved surface is provided through and away from this door to ensure safe egress away from the school for all in the event of an emergency. The proposed egress route will be equipped with emergency lighting.

7.2 Vehicle and Pedestrian Access

The design ensures accessibility from the public highway to the new facilities:

- **Pedestrians:** The primary access remains via the existing pedestrian access routes. This will not be affected by the proposed extension.
- **Parking and Vehicular Access:** Existing vehicular access (e.g. catering, waste collection) and parking will not be impacted in any way by the proposals.

Declaration This statement confirms that all design decisions have been made with due consideration to the site context, the local planning policy framework, and the principle of inclusive access, resulting in a high-quality, sustainable, and educationally beneficial addition to Moresby Primary School.