

## **Design & Access Statement**

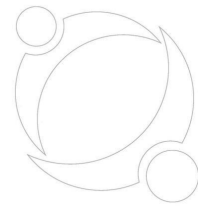
**DAS-001**

**5 Lowrey Close, Beckermeth, Cumbria, CA21 2YX**

**Proposed Single Storey rear Extension & Internal Alterations**

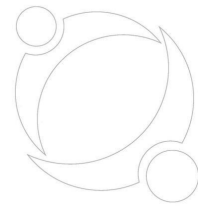
**25/03/2026**

**Domestic Householders Planning Application**



**Document Control**

Date	Issue Number	Change/Amendment	Author:
25/03/2026	-	First draft	



**Approval and sign off.**

Project: 5 Lowrey Close, Beckermest, Cumbria, CA21 2YX

I have reviewed and approved the Design & Access Statement and all associated documentation for the Project named above, with changes, additions, deletions, or corrections as annotated in the instructional designer's master copy.

I hereby give you approval to proceed with creating the drafts of all workbooks, scripts, and other course materials.

I also give my approval for you to invoice my department for satisfactory completion of the Design Plans milestone of this project.

I understand that further changes to the structure, objectives, or content of the course (aside from those specified in the designer's master copy) will likely result in a delay in the final delivery date and could result in additional costs.

**A Design and Specification Author**

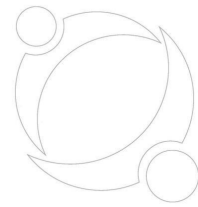
..... 25<sup>th</sup> March 2026  
Print Sign Date

**B Design and Specification Approver**

..... 25<sup>th</sup> March 2026  
Print Sign Date

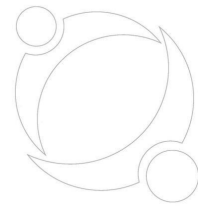
**C Design and Specification Sponsor (Clients)**

Lucy Temple  
..... 25<sup>th</sup> March 2026  
Print Sign Date



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## 1. Introduction

This Planning Statement supports a Householders Planning Application by Mr & Mrs Temple for Proposed Single-Storey Rear Extension & Internal Alterations at 5 Lowrey Close, Beckermat, Cumbria, CA21 2YX.

This Planning Design & Access Statement provides a summary of all relevant information about the proposed development and assesses the proposal in relation to all relevant adopted policy and other policy guidance including emerging policy & NPPF.

Mr & Mrs Temple are committed to the delivery of this site at Beckermat and have carried out extensive studies, surveys, consultations, assessments in order to create a deliverable, and sustainable residential development.

This Planning Statement is just one of a number of documents in addition to the planning drawings submitted in support of this application. The full list of supporting documents is as follows:

- Plans – 5LT-LT-001-008
- Design and access statement – DAS-001

## 2. Basic Flood Plan / Risk Assessment

A floodplain is the area that would naturally be affected by flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas.

There are two different kinds of area shown on the Flood Map. They can be described as follows: Dark blue shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences.

This area could be flooded: from the sea by a flood that has a 0.5% (1 in 200) or greater chance of happening each year or from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year.

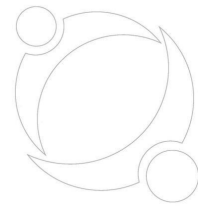
Light blue shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with a 0.1% (1 in 1000) or greater chance of occurring each year.

These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements.

### **Flood Defences**

The purple line shows some of our flood defences built to protect against river floods with a 1% (1 in 100) chance of happening each year, or floods from the sea with a 0.5% (1 in 200) chance of happening each year, together with some, but not all, older defences and defences which protect against smaller floods. Flood defences that are not yet shown will be gradually added.

Hatched areas benefit from flood defences, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defences were not there, these areas would be flooded. Not all areas that benefit from flood defences are currently shown, but the map is regularly updated as we obtain further information from our studies.



Flood defences do not completely remove the chance of flooding, however, and can be overtopped or fail in extreme weather conditions.

The Flood Risk information was obtained from the Environment Agency website. Refer to the Integra Site Specific Flood Risk Assessment for further detailed information.

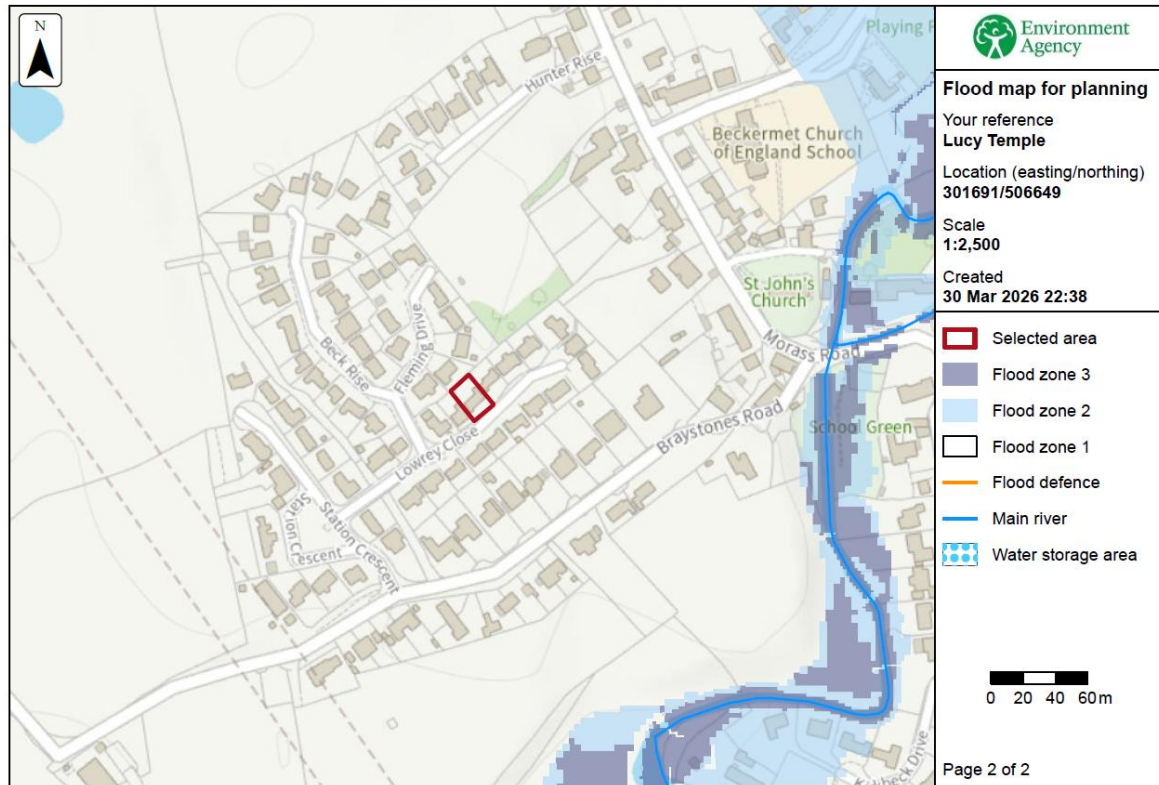


Fig 1 – Environment Agency Flood Maps

It can be seen from the above that the property and the proposed extension falls outside the floor risk area and therefore is safe to develop, it should also be noted that this has not been known to have flooded over the recent period as Policy ENV1 – Flood Risk and Risk Management & DM24

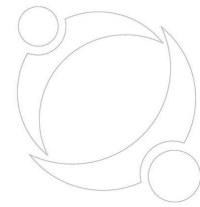
### 3. Use

The site is currently allocated for residential use within the Copeland Local Plan and therefore, the proposed development of a domestic single storey rear extension & internal alterations is considered appropriate, within the grounds of the existing domestic dwelling curtilage (garden).

### 4. Secured by Design

In relation to designing out crime, we have endeavoured to maintain the properties defensible boundaries by retaining existing hedges & fences (see site plan), also all windows and doors will meet the provisions set within the Approved Document Part Q.

All areas of the development are well overlooked by adjacent housing and existing street lighting will assist to lessen the opportunity for anti-social behaviour.



### 5. Site & Surroundings

The site comprises an established detached dwelling located within a spacious residential plot in Beckermet. The property benefits from:

- A deep rear garden
- Mature boundary planting
- A combination of boundary walls, hedging and level changes
- Separation distances that exceed normal suburban standards

The surrounding area is characterised by a mixed residential form, with a variety of detached dwellings, rear extensions, terraces and domestic outbuildings. There is no uniform architectural style, and incremental domestic additions are a common feature.

Elements	Existing Palette of Materials	Proposed Palette of Materials
Walls	Cement rendered & Facing Brick	Cement rendered & Facing Brick
Roofs	Concrete Tiles	Concrete Tiles & Black Rubber
Windows	White Upvc	White Upvc
Doors	White Upvc	White Upvc
Rainwater goods	Black Upvc	Black Upvc
Fascia & Soffits	White Upvc	White Upvc
Gardens	Lawned	Lawned
Hardstanding / Drives	Concrete	Setts

### 6. Scale, Massing, & design Impact

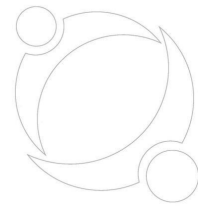
The proposed extension is;

- Subordinate to the host dwelling
- Contained entirely within the rear elevation
- Visually lightweight in form
- Read as part of the wider rear extension composition

There is no public visual impact, as the feature is:

- Located to the rear
- Screened from public views
- Not visible within the street scene

Details	Amount
Plot size m <sup>2</sup>	379.32 m <sup>2</sup>
Existing Dwelling m <sup>2</sup>	94.36 m <sup>2</sup>
Proposed Dwelling m <sup>2</sup>	141.27 m <sup>2</sup>
Increase %	37%
Development Ratio	34%
Driveway m <sup>2</sup>	23.87 m <sup>2</sup>
Frontage Distance	19.600mm
Side Distance	(W) 1300mm (E) 1000mm
Rear Distance	14.200mm



The proposal therefore fully complies with:

- Policy DM10 – Achieving Quality of Place
- Policy DS6PU – Design and Development Standards
- NPPF Section 12 – Achieving Well-Designed Places

## 7. Residential Amenity, Overlooking & Privacy

The proposed extension is set to the rear/side of the property with no direct overlooking issues to the neighbouring property are screened off with trees, boundary hedge & high wall (existing) and approximately 500mm higher ground level, we are proposing the extension minimum 1000mm away from the East boundary, with all windows being at ground floor 7 at the rear to assist with overlooking, also far enough away from any dwelling to comply with DM12, DM18, DM27 & ENV4, the proposal only increases the floor space by 58m<sup>2</sup>.

## 8. Environmental and Geological

The site has not been inspected and tested or benefit from a phase 1 desk top study or phase 2 ground investigation Report however I have highlighted the following;

- No ground contamination thought to be on site however the owner and ground workers MUST carry out a watch brief and if any contamination found it must be reported to CBC
- Foundations need inspected by Building Control, they will confirm that the property will be suitable on either a raft or reinforced strip footing – report to be finalised for Building Control)
- Radon barrier is required (see appendix radon report/map)

Surface water to be discharged into existing drainage system as shown on drainage plan.

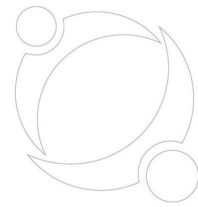
### Environmental performance

The Main Contractor will be carrying out the following tests in order to ensure current environmental standards are met and ideally surpassed throughout the works.

- Air quality monitoring will be undertaken at key stages throughout the works where airborne dusts and omissions and issues could be identified.
- Noise and vibration monitoring will be undertaken to ensure acceptable levels are adhered to or surpasses and assessed throughout the works.
- Hazardous material testing where identified will be undertaken alongside specific works RAMS and requirements as per UKAS17025 and associated asbestos documentation (please see separate reports).
- The existing infrastructure has been fully tested and cleared for all residues, oils and contamination and materials from within the existing client's site information.
- Full certification and associated completion reports are included within this pack and will be confirmed prior to removal of potentially sensitive items if required or highlighted during a watch brief
- All work to be carried out in accordance with the Construction Phase Plan and Health & Safety Method Statement.

### Contaminated Land

The site has no known (expressed) contamination however if any contamination was found the site would require a phase 1 desk top study carried out to highlight the necessity to carry out the phase 2 ground investigation or Phase 3 remediation as required by the Environmental Health Act Part 2A,

**Sound**

To Be Kept to a minimum throughout the works. Where excessive noise is required for short periods this works should be undertaken between the working hours of 8am-5pm – Mon-Fri & 09:00-16:00 – Sat - Sun.

**Road Cleaning**

To be conducted pro-actively throughout the works if required using mechanical sweeping if required

**Air Quality/Dust Management**

All Operatives to wear suitable RPE and PPE throughout the works. Pre-dampening and pre-cleaning will minimise the potential for dust nuisance.

Water usage should be restricted to just enough to dampen the area and not to cause undue water run-off or damage, excess water should be controlled and sifted prior to be directed to surface water drainage. Water usage is to be monitored throughout the works by the site supervisor.

**Waste (including Hazardous)**

All waste will leave site as per the current Hazardous Waste Regulations 2009 and be disposed on in a safe manner to the required landfill – Main contractor's responsibility.

**Water Courses and Groundwater**

No water courses currently would be affected within the site boundary.

**9. Drainage**

The site also benefits from a separate drainage system (surface and foul water) see plan for location of on-site drains, it is intended that the foul and surface water would be laid around the property to facilitate or proposal.

The foul and surface water layout will be as drainage plan, the drains will/do consist of the following.

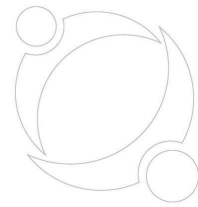
- 100mm waving plastic drainage system.
- 100mm concrete encasement (where required for protection) or full bedded in pea gravel.
- 1-60-80 falls minimum.
- 450mm PPIC Inspection chambers at change of gradient and direction
- 4-bedroom dwelling = 6 people x 200lt per person per day = Total 1200lt per day norm

**ALL DRAINAGE WILL BE INSTALL AS APPROVED DOCUMENT PART H****10. Access**

The existing highways roads and pedestrian access to the front elevation will be maintained and unaltered and parking for 2 cars will be maintained via the driveway to the North elevation. DM22

**11. Security**

In relation to designing out crime, we have endeavoured to keep the existing wall that provides a defensible rear & side boundary (Policy DM10 – Achieving Quality of Place) with modern compliant doors and window locking systems to PAS 24 legislation.



## 12. Planning Policy & Compliance

I have highlighted below sections of the local plan I feel the proposal harmonises which subsequently links with the national planning policy framework (NPPF) with the main policies highlighted below,

### National Planning Policy Framework (NPPF)

#### Achieving Sustainable Development (Paragraphs 7-14):

**Paragraph 7:** "The purpose of the planning system is to contribute to the achievement of sustainable development."

**Paragraph 8:** "Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

- a) Economic Objective: To help build a strong, responsive, and competitive economy.
- b) Social Objective: To support strong, vibrant, and healthy communities.
- c) Environmental Objective: To contribute to protecting and enhancing our natural, built, and historic environment."

**Paragraph 11:** "Plans and decisions should apply a presumption in favour of sustainable development."

#### Decision-Making (Paragraphs 39-46):

**Paragraph 39:** "Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties."

**Paragraph 41:** "The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits."

Delivering a Sufficient Supply of Homes (Paragraphs 60-77):

**Paragraph 60:** "To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed."

**Paragraph 69:** "Small and medium-sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly."

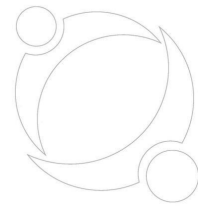
#### Achieving Well-Designed Places (Paragraphs 126-136):

**Paragraph 126:** "The creation of high-quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve."

**Paragraph 130:** "Planning policies and decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area.
- b) Are visually attractive as a result of good architecture, layout, and appropriate and effective landscaping.
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- d) Establish or maintain a strong sense of place.
- e) Optimize the potential of the site to accommodate and sustain an appropriate amount and mix of development.
- f) Create places that are safe, inclusive, and accessible."

#### Conserving and Enhancing the Historic Environment (Paragraphs 189-208):



**Paragraph 189:** "Heritage assets range from sites and buildings of local historic value to those of the highest significance."

**Paragraph 192:** "In determining applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets.
- The positive contribution that conservation of heritage assets can make to sustainable communities.
- The desirability of new development making a positive contribution to local character and distinctiveness."

### **Copeland Local Plan 2013-2028**

#### **Principles for Development**

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy

#### **Sustainable Settlements**

- Policy SS1 – Improving the Housing Offer

#### **Environmental Protection and Enhancement**

- ENV1 – Flood Risk and Risk Management

#### **Development Management for Economic Opportunity and Regeneration**

- Policy DM2 – Renewable Energy Development in the Borough

#### **Development Management for Sustainable Settlements**

- Policy DM10 – Achieving Quality of Place
- Policy DM11 – Sustainable Development Standards
- Policy DM12 – Standards for New Residential Developments
- Policy DM18 – Domestic Extensions and Alterations

#### **Development Management for Accessibility and Transport**

- Policy DM22 – Accessible Developments

#### **Development Management for Environmental Protection and Enhancement**

- Policy DM24 – Development Proposals and Flood Risk
- Policy DM26 – Landscaping
- Policy DM27 – Built Heritage and Archaeology

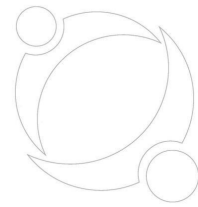
### **Copeland Local Plan 2021-2038**

#### **Development Strategy**

- Strategic Policy DS1PU: Presumption in favour of Sustainable Development
- Strategic Policy DS2PU: Reducing the impacts of development on Climate Change

#### **Development Standards**

- Strategic Policy DS5PU: Planning Obligations
- Policy DS6PU: Design and Development Standards
- Policy DS7PU: Hard and Soft Landscaping
- Strategic Policy DS8PU: Reducing Flood Risk
- Policy DS9PU: Sustainable Drainage
- Policy DS10PU: Soils, Contamination and Land Stability
- Policy DS11PU: Protecting Air Quality



### Housing

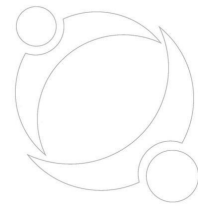
- Policy H1PU: Improving the Housing Offer
- Policy H7PU: Housing Density and Mix
- Policy H14PU: Domestic Extensions and Alterations

### Natural Environment

- Strategic Policy N1PU: Conserving and Enhancing Biodiversity and Geodiversity
- Strategic Policy N6PU: Landscape Protection

### 13. Vision

- To propose a scheme that fulfils the requirements and principles set within Copeland Borough Councils Local Plan 2013-2028 & 2021-2038,
- The proposed scheme seeks to create a sense of space within a design led approach that contributes positively to locality, neighbours and responds creatively to the setting and maximising the sit but minimise impact on adjacent properties.
- The design aspirations for the proposed follows key objectives for good urban & rural design and the key policies with the local plan highlighted within.



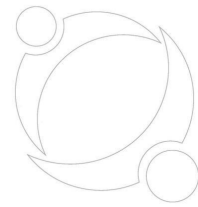
## 14. Appendices

**Photo 1 – Aerial Photo – South Elevation**



**Photo 2 – Aerial Photo – East Elevation**





**Photo 3 – Aerial Photo – North Elevation**



**Photo 4 – Aerial Photo – West Elevation**



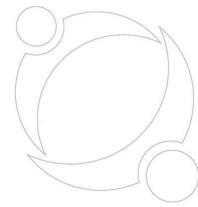


Photo 5 – Aerial Photo (plan view – 60m)



Photo 6 – Aerial Photo (plan view – 120m)



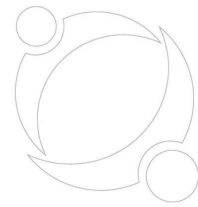


Fig 1 – Flood Map (Environment Agency)



## Flood map for planning

Your reference	Location (easting/northing)	Created
Lucy Temple	301691/506649	30 March 2026 22:37

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is any of the following:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

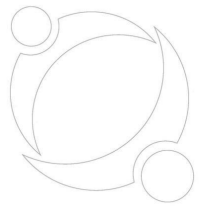
### Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

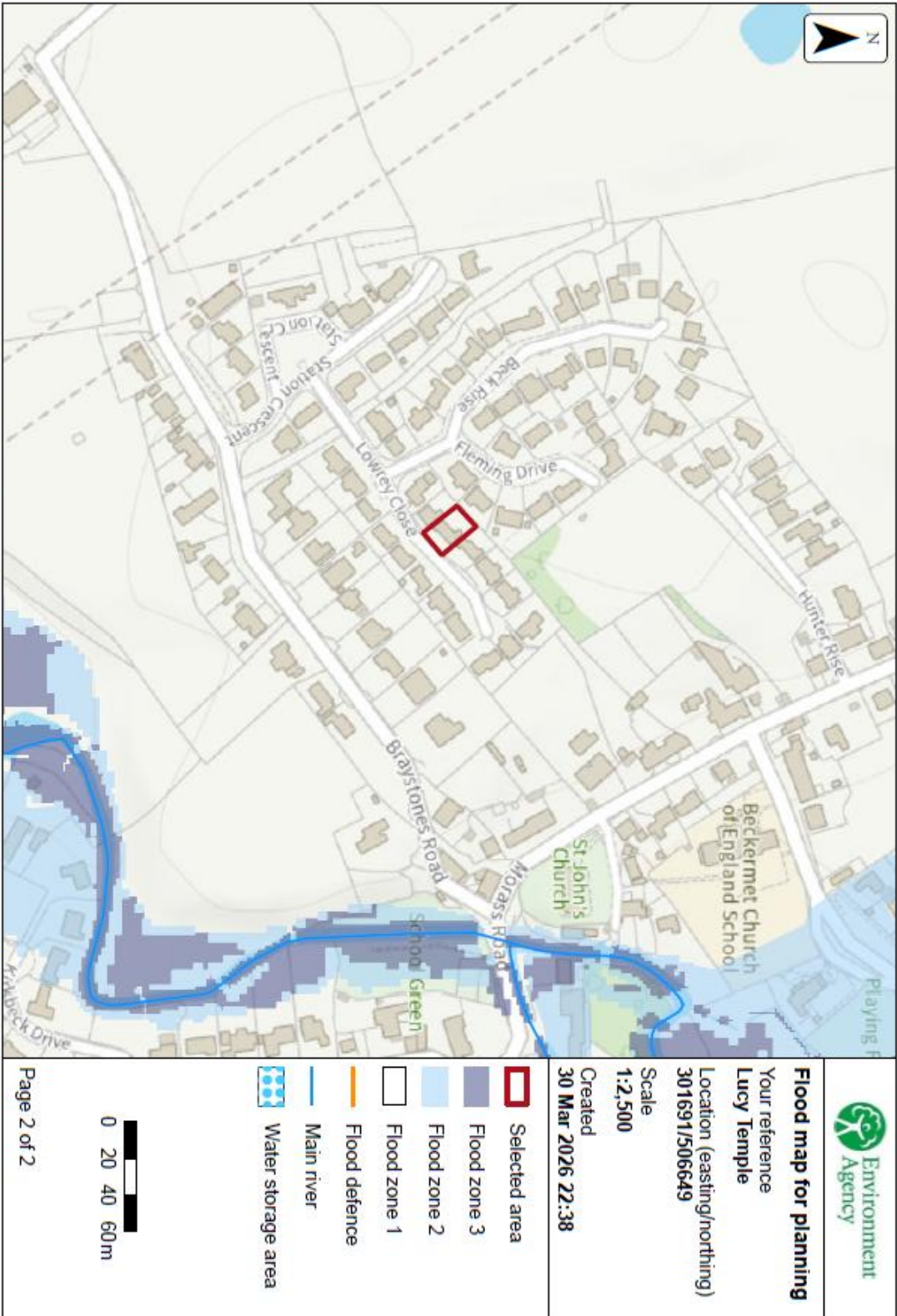
This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



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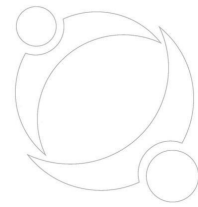
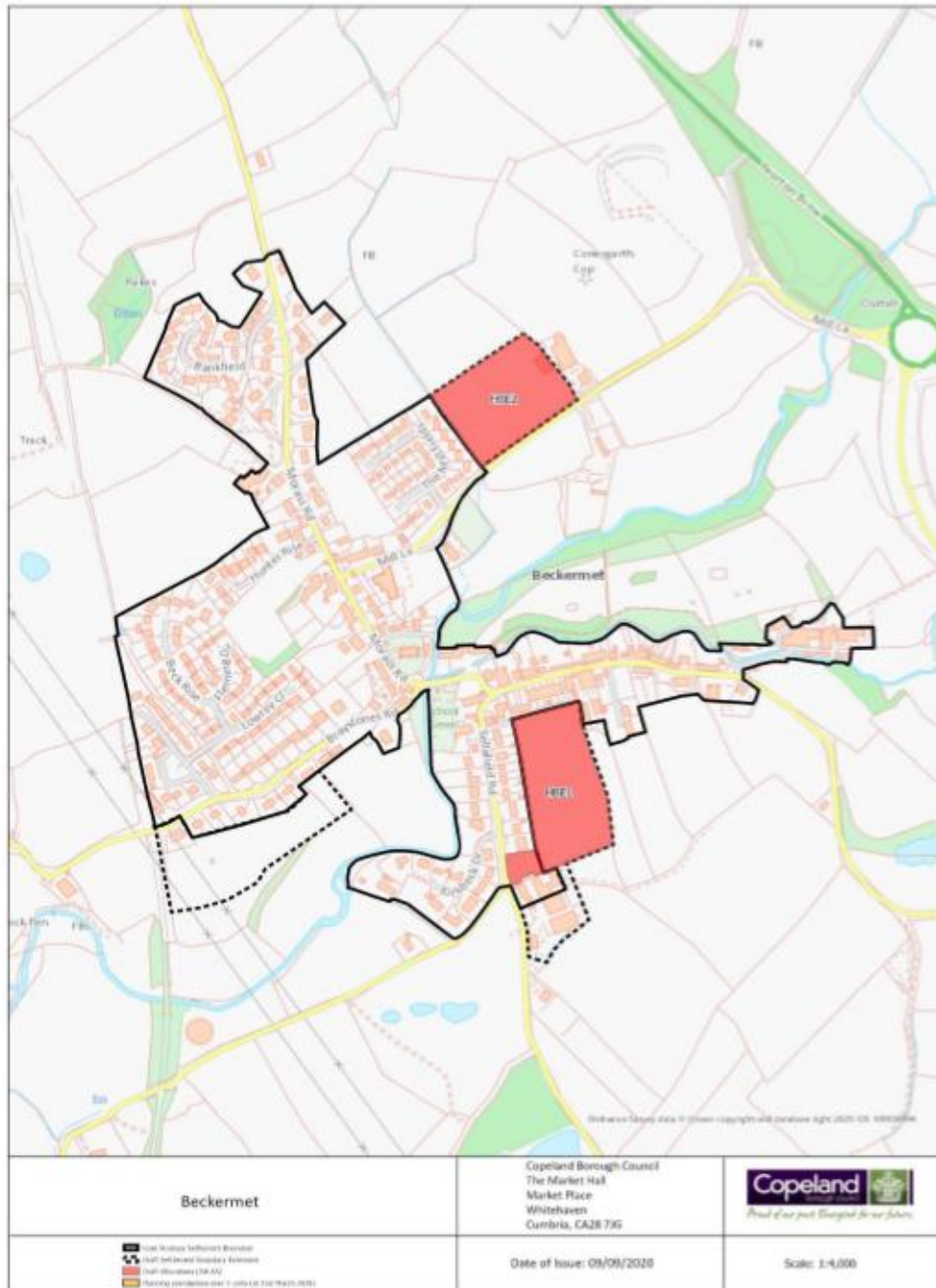


Fig 2 – Copeland local Plan – Settlement Map - Seascale

Copeland Local Plan Preferred Options Draft Appendices Document



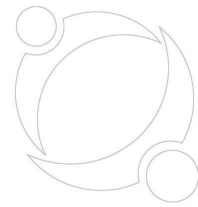




Fig 3 – Radon Report (BGS)



UK Health  
Security  
Agency

## Report of address search for radon risk



British  
Geological Survey  
THE NATIONAL ENVIRONMENT RESEARCH COUNCIL

Issued by UK Health Security Agency and British Geological Survey. This is Based upon Crown Copyright and is reproduced, where applicable, with the permission of Land & Property Services under delegated authority from the Controller of His Majesty's Stationery Office, © Crown copyright and database right 2014MOU512.

Address searched: 5 Lowrey Close, Beckermot, CA21 2YX  
Date of report: 30 March 2026

**Guidance for existing properties**  
**Is this property in a radon Affected Area? - No**

A radon Affected Area is defined as where the radon level in at least one property in every hundred is estimated to be at or above the Action Level.

**The estimated probability of the property being above the Action Level for radon is: 0-1%**

The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels.

The result may not be valid for buildings larger than 25 metres.

If this site if for redevelopment, you should undertake a GeoReport provided by the British Geological Survey.

This report informs you of the estimated probability that this particular property is above the Action Level for radon. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

Radon Affected Areas are designated by the UK Health Security Agency. UKHSA advises that radon gas should be measured in all properties within Radon Affected Areas.

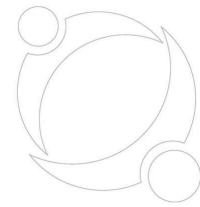
If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

Further information is available from UKHSA or <https://www.ukradon.org>

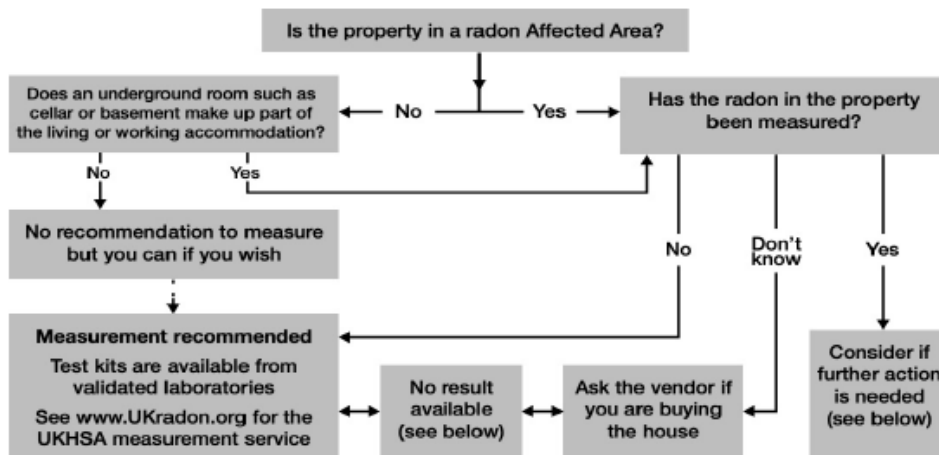
**Guidance for new buildings and extensions to existing properties**  
**What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - None**

If you are buying a new property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

See the Radon and Building Regulations for more details.



### UKHSA guidance for occupiers and prospective purchases



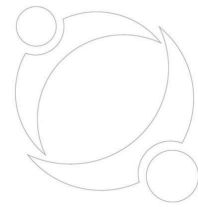
**Existing radon test results:** There is no public record of individual radon measurements. Results of previous tests can only be obtained from the seller. Radon levels can be significantly affected by changes to the building or its use, particularly by alterations to the heating and ventilation which can also be affected by changes in occupier. If in doubt, test again for reassurance.

**Radon Bond:** This is simply a retained fund, the terms of which are negotiated between the purchaser and the vendor. It allows the conveyance of the property to proceed without undue delay. The purchaser is protected against the possible cost of radon reduction work and the seller does not lose sale proceeds if the result is low. Make sure the agreement allows enough time to complete the test, get the result and arrange the work if needed.

**High Results:** Exposure to high levels of radon increases the risk of developing lung cancer. If a test in a home gives a result at or above the Action Level of 200 Becquerels per cubic metre of air (Bq/m<sup>3</sup>), formal advice will be given to lower the level. Radon reduction will also be recommended if the occupants include smokers or ex-smokers when the radon level is at or above the Target Level of 100 Bq/m<sup>3</sup>; these groups have a higher risk. Information on health risks and radon reduction work is available from UKHSA. Guidance about radon reduction work is also available from some Local Authorities, the Building Research Establishment and specialist contractors.

UKHSA designated radon website: <https://www.ukradon.org>  
Building Research Establishment: <http://www.bre.co.uk/page.jsp?id=3137>

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**THE END**