

## **Design and Access Statement (DAS)**

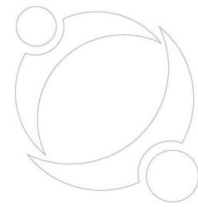
**DAS-001**

**Small Holding, Dazell Street, Moor Row, Cumbria, CA24 3LE**

**Proposed Replace 2 Bed Static Caravan with 2 Bed Lodge**

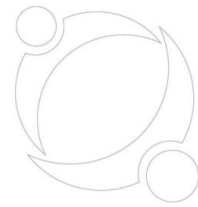
**Full Planning Application**

**13/12/2024 – Rev B**



## Document Control

Date	Issue Number	Change/Amendment	Author:
10/03/2024	Rev A	First draft	
13/12/2024	Rev B	Minor Amendments following pre-consultation with Nick Hayhurst (Head of Planning) following initial submission 22/11/2024	



### Approval and Sign off

Project: Small Holding, Dazell Street, Moor Row, Cumbria, CA24 3LE

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

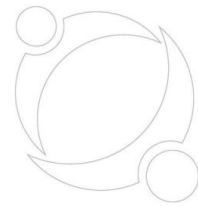
.....	.....	10 <sup>th</sup> March 2024
Print	Sign	Date

#### B Design and Specification Approver

.....	.....	10 <sup>th</sup> March 2024
Print	Sign	Date

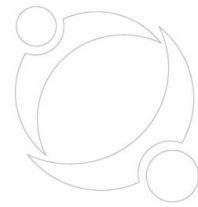
#### C Design and Specification Sponsor (Clients)

Mr & Mrs Wendy Rigg		
.....	.....	10 <sup>th</sup> March 2024
Print	Sign	Date



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## **1. Introduction**

This statement has been prepared to accompany the planning application for the substitution of a static caravan with a lodge unit at Small Holding, Dazell Street, Moor Row, Cumbria, CA24 3LE.

The proposed development seeks to replace the existing static caravan, previously approved under the Certificate of Lawful Development (reference 4/24/2116/0E1), with a lodge unit of comparable footprint and design.

The proposal involves a minor alteration to an existing, lawful residential setup. The static caravan, which has been on-site as per the lawful use granted under the above certificate, will be replaced with a modern lodge unit that offers improved functionality and aesthetic value.

The proposed lodge is of a high-quality build and designed to blend seamlessly with the surroundings while maintaining the approved use of the site.

## **2. Site Context**

The site is located at Small Holding, Dazell Street, Moor Row, Cumbria, CA24 3LE, within a rural setting directly accessed from Dazell Street.

The smallholding is surrounded by open countryside and features established vegetation that minimizes visual impact. The existing caravan is sited in a manner that integrates well with the local environment.

The proposed lodge will be positioned in the same location, ensuring no disruption to the established landscape or site layout.

## **3. Design Details**

The design of the proposed lodge unit is informed by the need to:

Maintain the established use and scale of the site as approved under the Certificate of Lawful Development.

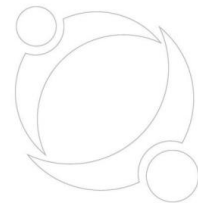
Enhance the overall visual appeal through the use of natural materials and muted colors that harmonize with the surroundings.

Improve energy efficiency and thermal comfort compared to the existing static caravan.

The lodge will have a similar footprint to the existing caravan, ensuring no increase in site coverage or encroachment onto adjacent areas. Its design and materials have been carefully chosen to reflect the character of the local area.

## **4. Access and Infrastructure**

The proposal does not involve any changes to the existing access arrangements, which are deemed safe and appropriate for the scale of the development. The site is already serviced by established utility connections, and the lodge unit will utilize these existing provisions without the need for additional infrastructure.



## 5. Planning Policy Considerations

The proposal has been assessed in accordance with the Copeland Local Planning Policies and the National Planning Policy Framework (NPPF). The relevant policies emphasize sustainable development, the efficient use of land, and the enhancement of rural areas. Specifically:

**Copeland Local Plan:** The replacement of outdated structures with modern, sustainable alternatives is supported where it does not adversely affect the character of the area or the amenity of neighbors.

Relevant policies within the Copeland Local Plan, such as Policy H5PU (Rural Development) and Policy DM10 (Achieving Quality of Place), emphasize the importance of sustainable rural housing that enhances local character while ensuring compatibility with the surrounding environment.

These policies support the development of high-quality designs in rural areas that align with the sustainable objectives outlined in the plan, promoting minimal visual intrusion and efficient land use.

**NPPF Paragraph 84:** Encourages sustainable growth and expansion in rural areas, including the development of well-designed buildings that respect local character.

The proposal contributes to sustainable communities by supporting small-scale rural living while utilizing an existing site, avoiding the need for encroachment into untouched greenfield areas. It also promotes the reuse of land by improving an already developed site, aligning with the NPPF's emphasis on efficient land use.

Additionally, the proposal enhances the rural character by replacing an outdated structure with a visually appealing and environmentally considerate design.

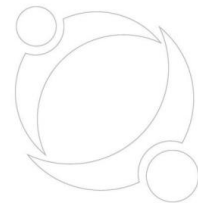
This application aligns with the Certificate of Lawful Development (4/24/2116/OE1) and represents a minor upgrade to the approved use of the site. The proposed lodge is consistent with these policies and enhances the sustainability and visual quality of the site.

## 6. Biodiversity Net Gain Considerations

Under the Environment Act 2021, certain developments are required to demonstrate a Biodiversity Net Gain (BNG) of at least 10%. However, this requirement does not apply to this proposal for the following reasons:

- The development is a replacement of an existing structure and does not involve any change to the site footprint or surrounding habitats.
- The proposal does not constitute a major development under the NPPF or Copeland Local Plan definitions.
- The site is already in established use, and the proposed lodge will not result in any significant ecological impacts.

Given these factors, it is considered that a formal Biodiversity Net Gain assessment is not required for this application.



## 7. Summary

The substitution of the existing static caravan with a lodge unit represents a minor and logical enhancement to the site.

The proposed lodge maintains the approved use, footprint, and scale while offering improved quality and sustainability.

It aligns with key objectives of the Copeland Local Plan, such as supporting rural development, promoting sustainable land use, and delivering high-quality design.

Furthermore, the proposal complies with the National Planning Policy Framework, particularly by enhancing rural character, reusing previously developed land, and contributing to sustainable rural communities.

This development will have no adverse effects on the local environment, infrastructure, or neighbouring properties. It represents an upgrade to an existing lawful use and meets all relevant planning policies. Accordingly, we respectfully request that this application be approved.





## 8. Appendices

**Photo 1 – Aerial Photo of Existing Barns**



**Photo 2 – Aerial Photo of Plot (East – West)**







**Photo 3** – Arial Photo of Plot (South - North)



**Photo 4** – Arial Photo of Plot (West - East)







**Photo 5** – Arial Photo of Plot (North - South)



**Photo 6** – Arial Photo of Plot (East - West)







**Photo 7** – Arial Photo Plan View (90m)



**Photo 8** – Arial Photo Plan View (120m)



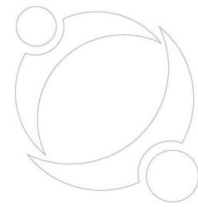


Fig 1 – Planning Approval Certificate of Lawful Development



Cumberland Council  
Cumbria House  
107-117 Botchergate  
Carlisle  
Cumbria CA1 1RD  
Telephone 0300 373 3730  
[cumberland.gov.uk](http://cumberland.gov.uk)

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191, AS AMENDED BY  
SECTION 10 OF THE PLANNING & COMPENSATION ACT 1991

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)  
ORDER 1995

Mr Daniel Sowerby  
Sowerby House  
Townhead  
Dearham  
Maryport  
CA15 7JW

**APPLICATION REF: 4/24/2116/0E1**

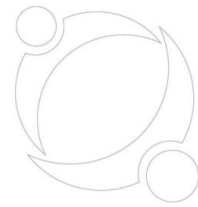
**CERTIFICATE OF LAWFUL DEVELOPMENT FOR THE SITING OF A STATIC  
CARAVAN FOR RESIDENTIAL PURPOSES IN CONNECTION WITH THE  
AGRICULTURAL USE OF THE LAND**

**SMALL HOLDING, DALZELL STREET, MOOR ROW**

**Mrs Wendy Rigg**

The use/operations/matter described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this certificate would be lawful within the meaning of 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

On the basis of the evidence submitted, it is reasonable to conclude that, on the balance of probability and based on the facts of the case and the relevant planning law that the siting and use of the static caravan in connection with the agricultural use of the land is lawful.



Nick Hayhurst  
Head of Planning and Place  
Inclusive Growth and Placemaking

17th October 2024

**FIRST SCHEDULE:**

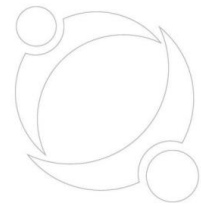
Certificate of Lawful Development for the siting of a static caravan for residential purposes in connection with the agricultural use of the land

**SECOND SCHEDULE:**

Small Holding, Dalzell Street, Moor Row

**NOTES**

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as Amended)
2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.



# THE END