

## **Design & Access Statement**

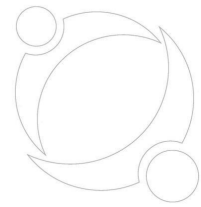
**DAS-001**

**Hawthorne Grove, Cleator, Cumbria, CA23 3DT**

**Proposed Single Storey Extension & Internal Alteration**

**25/09/2024**

**Domestic Householders Planning Application**



Document Control

Date	Issue Number	Change/Amendment	Author:
25/09/2024	-	First draft	



**Approval and sign off.**

Project: Hawthorne Grove, Cleator, Cumbria, CA23 3DT

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> September 2024
Print	Sign	Date

B Design and Specification Approver

.....	.....	25 <sup>th</sup> September 2024
Print	Sign	Date

C Design and Specification Sponsor (Clients)

Mr Darren Adair		
.....	.....	25 <sup>th</sup> September 2024
Print	Sign	Date



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## 1. Introduction

This Planning Statement supports a Domestic Householders Planning Application by Mr Darren Adair for the creation of a single-storey extension at the property at Hawthorne Grove, Cleator, Cumbria.

This Planning 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.

Darren is committed to the delivery of this scheme at Hawthorne Grove, Cleator, and has carried out extensive studies, surveys, consultations, and 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
- Design and access statement
- Floor Risk Assessment
- Planning Approval - 4-23-2099-0F1- Decision Notice

## 2. Flood Risk

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

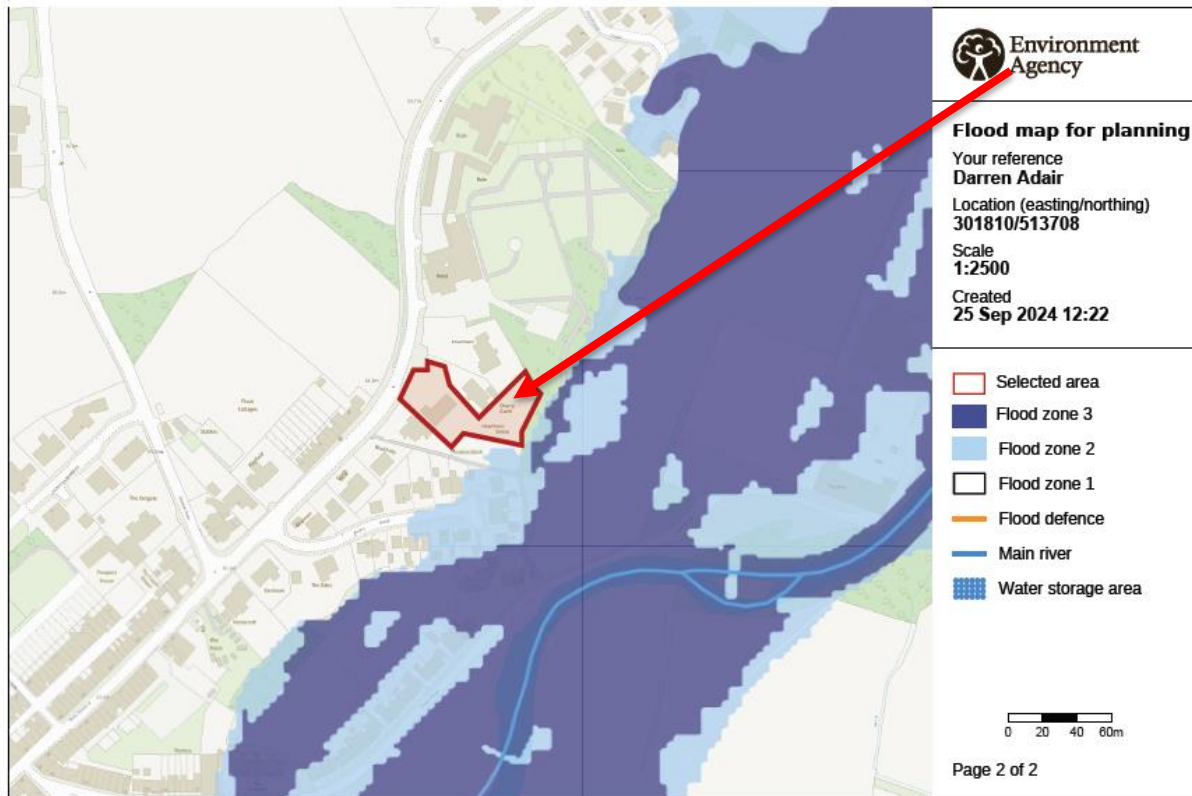
The purple line shows some of our flood defences built to protect against river floods with a 1% (1 in 100) chance of happening each year, or floods from the sea with a 0.5% (1 in 200) chance of happening each year, together with some, but not all, older defences and defences which protect against smaller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



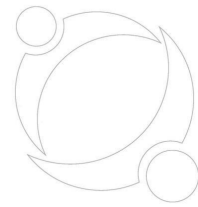
**Fig 1 – Environment Agency Flood Maps**

It can be seen from the above that the property 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 two storey side extension & single storey garage extension is considered appropriate, within the grounds of the existing domestic dwelling curtilage (garden).





After the design of the external envelope of the building was finalised, the demands for heating and hot water were analysed to determine a system that would be most appropriate for the development. The pro-posed solution is to incorporate a highly efficient condensing boiler.

Use of low energy LED light fittings across the scheme further enhances the carbon efficiency of the development, Low flow rate taps, showers and reduced capacity cisterns all combine to further ensure efficient use of water, reducing total water demand by this residential scheme markedly. Provision for the storage of waste recycling receptacles will be provided and a Site Waste management Plan will be implemented during the construction phase of the development reducing the amount of waste that would be ultimately destined for landfill.

## 7. Housing Character.

The style of the development is considered sympathetic to it surrounding is to keep a constant theme running through the development, we are proposing to contrast from the main dwelling but much improvement to the existing conservatory and garage extension. – DM26

Palette of materials	Existing	Proposed
Roof	Black Concrete Tiles	Black Concrete Tiles
Fascia & Soffits	Anthracite UPVC	Anthracite UPVC
External Walls	White K- Render	White K- Render
Windows & Doors	Anthracite UPVC	Anthracite UPVC

## 8. Secured by Design

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.

## 9. Access

The existing highways roads and pedestrian access to the west elevation will be maintained and un-altered and parking for 3 cars will be maintained via the driveway to the North elevation. DM22

## 10. Overlooking & Impact

The proposed extension is set to the front of the property with no direct overlooking issues, the neighbouring property are screened off with 900mm high wall and trees (existing) we are proposing the extension minimum 1700mm away from the closest boundary to assist with the boundary massing, we have also reduced the windows to the side elevation (South) elevation 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 23m<sup>2</sup>, the extension is to the front of the property however this will not affect the street scale due to the irregular shape a setting of the road and other properties.

	Proposed
Plot size m <sup>2</sup>	1704.14 m <sup>2</sup>
Proposed Dwelling m <sup>2</sup>	199.27m <sup>2</sup>
Existing Dwelling m <sup>2</sup>	175.84 m <sup>2</sup>
Development Ratio	11%
Side Boundary Distance	5100mm (N) 1700mm (S)
Front Boundary Distance	7,100mm
Extension Increased m <sup>2</sup>	23.43m <sup>2</sup>





## 11. 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)
- Full radon protection is required via vented floor and gas barrier (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

**12. Drainage**

The site also benefits from a combined 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**

**13. Local & National Planning Policy**

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 in red,

**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

**14. 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.



## 15. Appendices

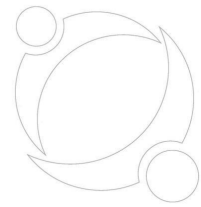
**Photo 1** – Arial Photo – Front Elevation View



**Photo 2** – Arial Photo – Side Elevation View







**Photo 3** – Arial Photo – Rear Elevation View



**Photo 4** – Arial Photo – Side Elevation View







**Photo 5** – Arial Photo – Plan View 120m



**Photo 6** – Arial Photo – Plan View 90m





Fig 1 – Flood Map (Environment Agency)



## Flood map for planning

Your reference  
Darren Adair

Location (easting/northing)  
301810/513708

Created  
25 Sep 2024 12:22

**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 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



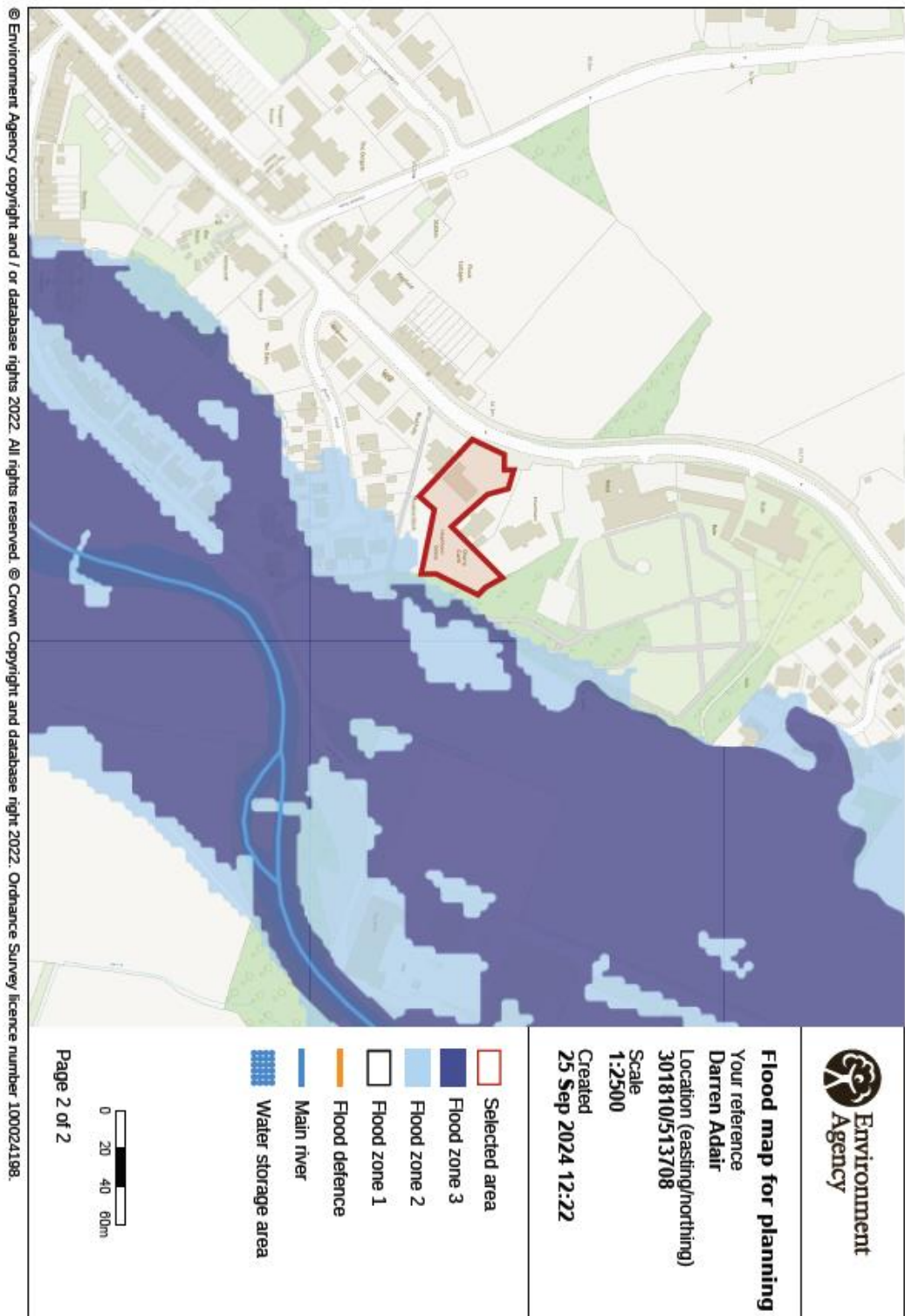
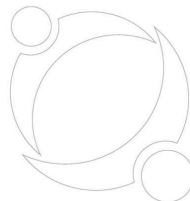






Fig 2 – Planning Approval - 4-23-2099-0F1- Decision Notice



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 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Mr Darren Adair  
Hawthorne Grove  
Cleator  
Cumbria  
CA23 3DT

**APPLICATION No: 4/23/2099/0F1**

**3M X 4.7M EXTENSION TO FRONT OF PROPERTY FOR A BEDROOM  
HAWTHORNE GROVE, CLEATOR**

**Mr Darren Adair**

The above application dated 11/04/2023 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

1. The development hereby permitted must commence before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:-

Application Form, received 11<sup>th</sup> April 2023;  
Site Location Plan, scale 1:1250, received 11<sup>th</sup> April 2023;



Proposed Block Plan, scale 1:200, received 11<sup>th</sup> April 2023;  
Existing Ground Floor Plan, scale 1:100, received 11<sup>th</sup> April 2023;  
Proposed Ground Floor Plan, scale 1:100, received 11<sup>th</sup> April 2023;  
Existing Front North Elevation, scale 1:100, received 11<sup>th</sup> April 2023;  
Proposed Front North Elevations, scale 1:100, received 11<sup>th</sup> April 2023;  
Existing and Proposed East Elevation, scale 1:100, received 11<sup>th</sup> April 2023;  
Existing and Proposed West Elevation, scale 1:100, received 11<sup>th</sup> April 2023.

**Reason**

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

**Informative Note**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

**Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

Jane Meek  
Assistant Director  
Thriving Place and Investment

06<sup>th</sup> June 2023

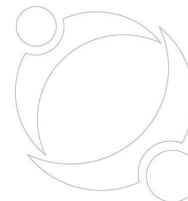


Fig 3 – Radon Report



## Report of address search for radon risk



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Address searched: Hawthorne Grove, Cleator, CA233DT  
Date of report: 3 October 2023

### 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 exceed 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 is 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.

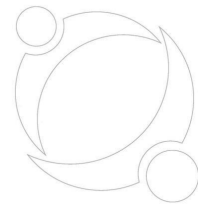
Further information is available from UKHSA or <https://www.ukradon.org>

### Guidance for new buildings and extensions to existing properties

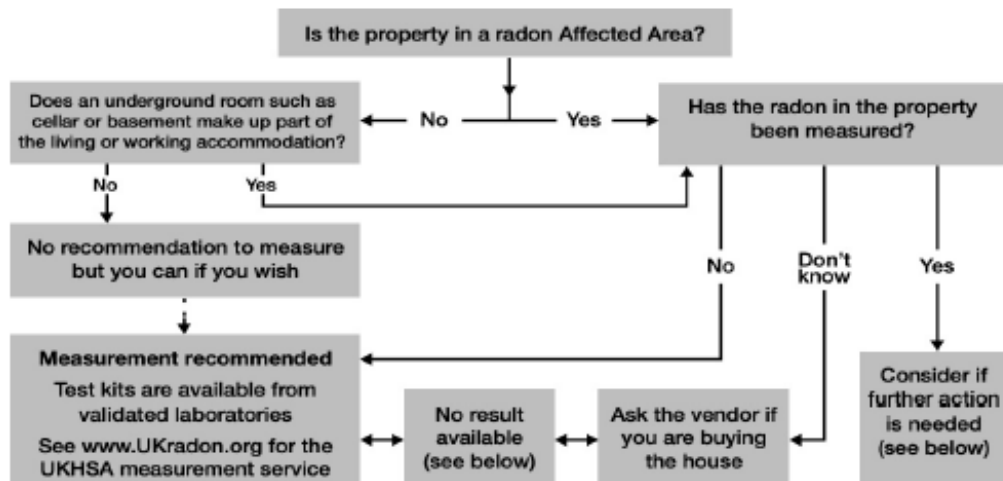
#### **What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - None**

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



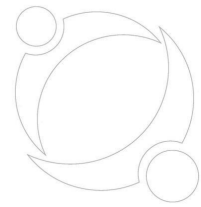
**Existing radon test results:** There is no public record of individual radon measurements. Results of previous tests can only be obtained from the seller. Radon levels can be significantly affected by changes to the building or its use, particularly by alterations to the heating and ventilation which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