

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

**DAS-001**

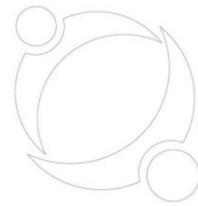
**Twin Elms, Distington, Workington Cumbria, CA145UH**

**Proposed demolition of Existing Dwelling &**

**Rebuild New Detached Bungalow**

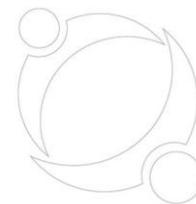
**Full Planning Application**

**03/02/2026**



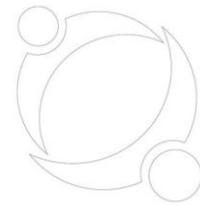
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## 1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the demolition of an existing two storey dwelling & the erection of one single-storey dwelling (bungalow) on land at Twin Elms, Distington, Workington Cumbria.

The application site forms part of land associated with Twin Elms, and lies at the centre of the existing settlement pattern, adjoining established residential development. The proposal seeks to deliver a modest, low-impact form of residential development, appropriate to the site's context and surroundings.

The proposal now before the Local Planning Authority represents a material reduction in scale and intensity when compared with the previously approved scheme. It comprises a single dwelling only, designed as a bungalow, deliberately limiting built form, ridge height, and visual presence when viewed from the surrounding landscape and public viewpoints.

This Design and Access Statement explains how the proposal responds positively to:

- The physical characteristics of the site and its surroundings;
- The relevant policies of the adopted Development Plan;
- National planning policy, including the National Planning Policy Framework; and
- The findings and reasoning set out in the appeal decision.

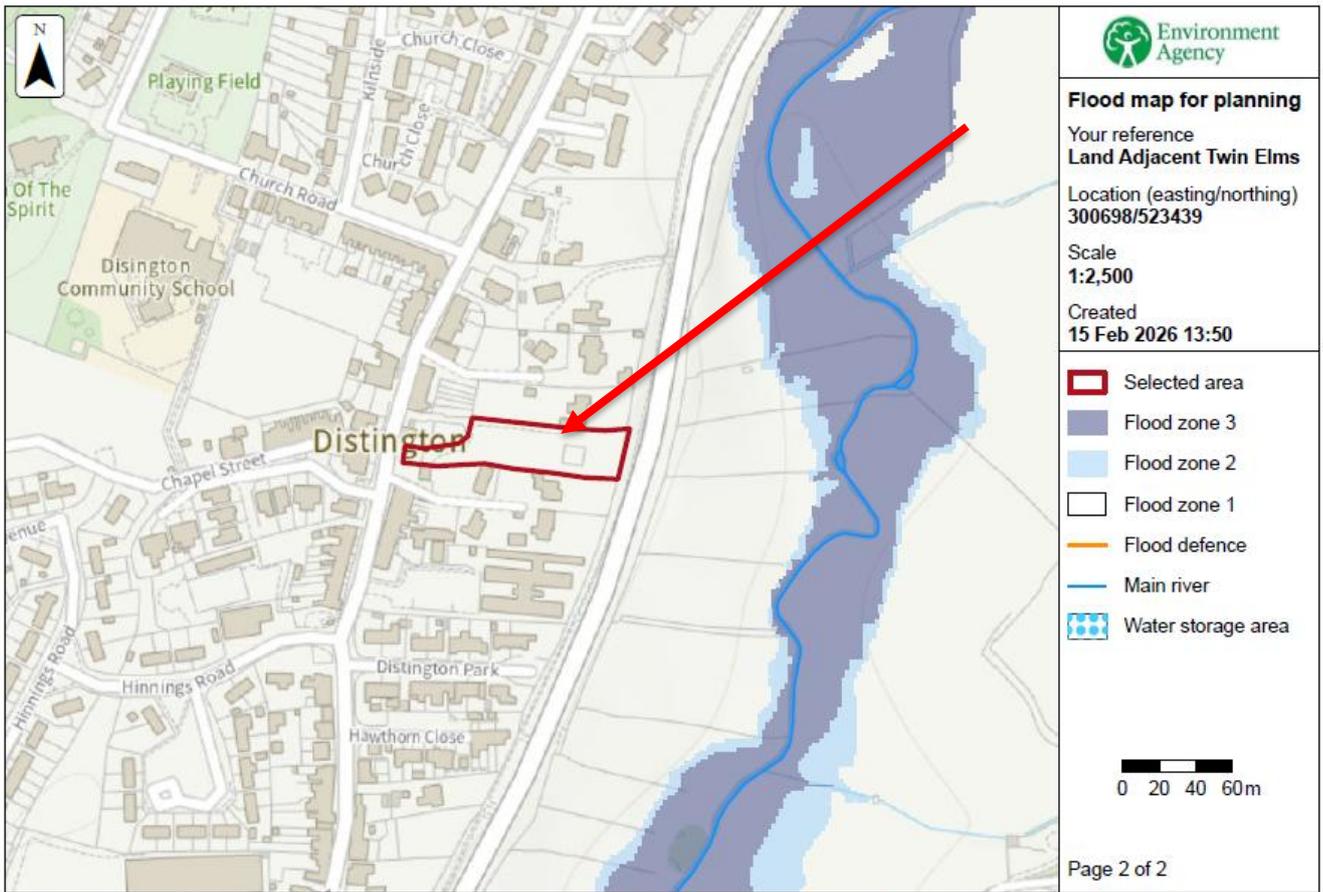
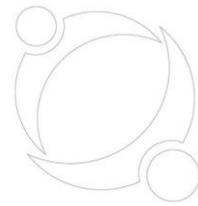
The proposal has been developed to ensure that it represents a sustainable, proportionate and contextually appropriate form of development, capable of being integrated into its surroundings without harm to visual amenity, landscape character, residential amenity or highway safety.

## 2. Flood Risk

The application site lies wholly within Flood Zone 1 as defined by the Environment Agency Flood Map for Planning and is therefore located in an area of low probability of flooding.

The site area is below 1 hectare and the proposed use is residential. As such, a site-specific Flood Risk Assessment is not required.

The proposal does not introduce development into land at flood risk and will not increase flood risk elsewhere. Surface water will be managed appropriately through on-site drainage measures as shown on the submitted plans.



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**Fig 1 – Environment Agency Flood Maps**

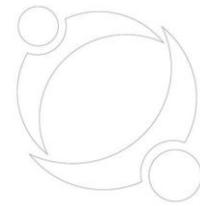
It can be seen from the above that the property falls outside the flood risk area and therefore is safe to develop, that this has not been known to have flooded over the recent period as Policy ENV1 – Flood Risk and Risk Management.

Surface water will be managed appropriately through on-site drainage measures as shown on the submitted plans.

### 3. Use

The proposed development is for the demolition of existing two-storey dwelling and rebuild single bungalow within a sustainable centre of settlement location adjoining existing residential development.

The site lies within the settlement boundary, the principle of residential development has been established.



#### 4. Appearance



Fig 2 - Google map highlighting the area

#### 5. Distington Vernacular

Distington does not exhibit a rigid architectural vernacular. The surrounding built form comprises a mix of detached and semi-detached dwellings of varying ages, materials and scales.

The proposed bungalow reflects the prevailing residential character through its simple gable form, tiled pitched roof (30°), rendered wall finish and restrained material palette.

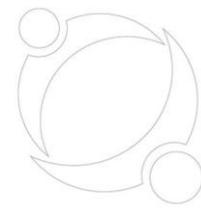
By adopting a single-storey profile with a reduced ridge height, the proposal ensures it remains visually subordinate within the streetscape when viewed from Church Road and surrounding properties.

#### 6. Housing Character.

The style of the development is considered sympathetic to its surrounding residential development, keeping a constant theme running through the development and designed to keep the scale & massing to a minimum in line within good design parameters.

Palette of materials:

- Roof – Black Flat Roof Tiles around 30°
- External Walls – high-quality facing brick & K-rend
- Windows & Doors – Anthracite UPVC, aluminium & Composite
- Plot parking and footpaths – permeable setts (black)
- Boundary walls – retain existing hedge, fence & walling
- Garden Area - Grassed (Front & Rear)
- Retain the wooded area (Rear)



## 7. 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.

## 8. Energy Efficiency

We can confirm that the following design principles will be adopted for the development to reduce the thermal conductivity with the aid of modern insulation materials, reduced thermal bridging and improved air tightness of the dwelling, supplemented by a highly efficient energy source.

Using these principles for the dwelling design, Summary of the energy efficient construction of the dwelling: -

- Ground Floor – Concrete Slab with PUR insulation and screed
- External Walls – Cavity Wall with 150mm PUR insulation
- Roof – 150mm PIR between and 50mm PIR under - 500mm mineral fibre insulation quilt to flat ceilings areas and 150mm PIR between and 40mm PIR under rafters to sloping areas
- Windows – PVCU, double glazed, low e coating and argon filled
- Doors – Composite external doors construction

The dwelling will be designed to achieve an air permeability of  $\leq 4 \text{ m}^3/\text{hr}/\text{m}^2 @ 50\text{Pa}$  in accordance with Approved Document L, this significantly exceeds the current standards set out in the Building Regulations.

The dwelling will incorporate a low-carbon heating solution compliant with the Future Homes Standard trajectory, anticipated to comprise an air source heat pump system with underfloor heating and high levels of insulation and airtightness. Final specification will be confirmed at Building Regulations stage.

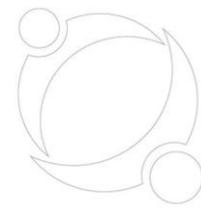
Use of low energy LED light fittings across the scheme further enhances the carbon efficiency of the development, Low flow rate taps, showers and reduced capacity cisterns all combine to further ensure efficient use of water, reducing total water demand by this residential scheme markedly.

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 (Policy DM11 – Sustainable Development Standards).

## 9. Access

Vehicular access will be taken from the existing established access serving Twin Elms and Fell View. The access has historically been accepted in highway terms and is considered suitable to serve a single replacement dwelling. The proposal will generate limited additional vehicle movements and raises no highway safety concerns.

Vehicular access will be taken from the existing established access serving Twin Elms & Fell view, which has previously been assessed and found acceptable in highway terms. The proposal will generate limited traffic associated with a single dwelling only and raises no highway safety concerns.



## 10. Scale

The proposed dwelling's ridge height is materially lower than that of the existing two-storey dwelling. The removal of vertical mass significantly reduces visual impact when viewed from neighbouring properties including Fell View and Ghyll Brae. The proposal therefore represents a clear reduction in scale and intensity compared to the existing built form.

- Rear Garden - 1152.78m<sup>2</sup>
- Front Garden - 321.70 m<sup>2</sup>
- Driveway - 592.60m<sup>2</sup>
- Plot - 2655.90m<sup>2</sup>

It is considered that the scheme respects the visual environment in which it sits and would positively enhance the locality by redeveloping the existing redundant plot, every effort has been made to ensure the scale of the proposed development reflects that of proposed neighbouring properties and the site and in the immediate location (self builds)

- Plot size - 2655.90m<sup>2</sup>
- Dwelling size - 241.75m<sup>2</sup>
- **Plot Development Ratio - 9.1 %**

This development ratio is considered very low in comparison to the majority of all new builds and in line with the approved design code.

The scale of development is intentionally modest and ensures the dwelling sits comfortably within its surroundings without overdevelopment of the site.

## 11. Proposal (boundaries & landscaping)

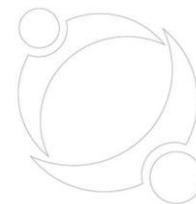
We propose to retain the existing side and rear boundaries (North, South and East) and existing hedging.

Grassed garden to front and rear and Marshall Tegular permeable sets to drive and paths of the plot as per the plans.

## 12. Amount

The proposed dwelling provides the following dimensions.

- Plot size - 125m wide x 25m deep
- Plot area - 2655.90m<sup>2</sup>
- Dwelling Footprint - 241.75m<sup>2</sup>
- Hard standing area - 11m x 20.1m = 592.60m<sup>2</sup> 4-6 cars
- Front garden - 20.000mm x 15.000mm – 321.70 m<sup>2</sup>
- Rear Garden – 45.000mm x 15.000mm - 1152.78m<sup>2</sup>
- Dwelling plan – 11.000mm x 18.000mm - 241.75m<sup>2</sup>
- South boundary (Ghyll Brae) - 5700mm
- North boundary (Fell View) - 1500mm



### 13. Overlooking & Impact

The proposal is considered that acceptable overlooking distances would be maintained throughout the site and provide a balance which results in a good neighbourly design solution for the site in accordance with DM12,

- No first-floor gable elevation windows.
- Minimum 1500mm to boundary of adjacent property Fell View
- All WC's and bathrooms and gable windows to have obscure glazing (grade 5 translucence)

The proposal is single storey only and contains no first-floor habitable windows. Boundary separation distances exceed 1.5 metres to Fell View and 5.7 metres to Ghyll Brae. Given the single-storey scale and orientation of openings, the development will not result in unacceptable overlooking, overshadowing or loss of privacy.

### 14. Environmental and geological

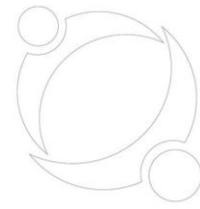
No evidence of contamination is known to exist at the site. Should any unexpected contamination be encountered during construction, appropriate measures will be undertaken in accordance with relevant environmental legislation and guidance.

- No ground contamination thought to be on site however the Should unexpected contamination be encountered during construction, works will cease in the affected area and the Local Planning Authority will be notified. Appropriate investigation and remediation will be undertaken as required.
- 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)
- Basic radon barrier required.
- Surface water to be discharged into existing drainage system as shown on drainage plan.
- Inset roof-mounted solar photovoltaic panels are incorporated within the roof slope to further reduce operational carbon emissions.

#### 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 carried out by the contractor.



### **Contaminated Land**

The site has no known (expressed) contamination however if any contamination was found the during the watch brief 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 hours of 8am-5pm.

### **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 cause undue water to run off or damage.

Excess water to 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

## **15. BNG Exemption Statement**

This application is exempt from the mandatory requirement to deliver Biodiversity Net Gain (BNG) on the basis that it constitutes de minimis development as defined under Schedule 7A of the Town and Country Planning Act 1990.

### **Legislative Context**

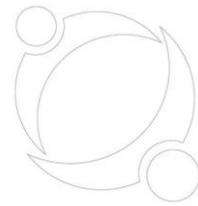
Mandatory Biodiversity Net Gain was introduced by Schedule 7A of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021, and applies to planning permissions granted on or after 12 February 2024, unless a statutory exemption applies.

Schedule 7A makes provision for exemptions where development is de minimis, including circumstances where the development affects land of negligible biodiversity value and does not impact upon any priority habitat.

### **Site Baseline Condition**

The application site comprises previously disturbed land associated with Twin Elms, characterised by:

- Made ground and spoil mounds;
- Areas of compacted and bare ground;
- Absence of semi-natural vegetation;



- No ecological designations; and
- No evidence of priority habitats or species.

These site conditions were expressly recognised by the Planning Inspector in the appeal decision relating to the wider site, who described the land as disturbed ground, rather than undeveloped countryside.

In biodiversity metric terms, the land falls within the category of developed / bare ground of very low distinctiveness, generating negligible baseline biodiversity units.

#### **De Minimis Assessment**

The proposed development affects land of negligible biodiversity value, with no priority habitat present and no measurable biodiversity units capable of being lost or enhanced.

As such:

- The development does not result in any meaningful biodiversity loss;
- There is no viable baseline against which a 10% net gain could be calculated; and
- The proposal meets the definition of de minimis development under Schedule 7A.

In these circumstances, the preparation of a Biodiversity Metric calculation or Biodiversity Gain Plan would serve no practical or policy purpose.

#### **Conclusion on BNG**

In the absence of any measurable baseline habitat units, the proposal qualifies as de minimis development under Schedule 7A of the Town and Country Planning Act 1990. The application is therefore exempt from the statutory Biodiversity Gain Plan requirement.

### **16. Drainage (General)**

Foul and surface water will be drained via separate systems.

Foul drainage will discharge to the existing combined sewer serving Twin Elms.

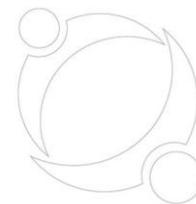
Surface water will be attenuated on site and restricted to 5 litres per second via a hydrobrake flow control device prior to discharge to the existing sewer network, as shown on Drawing TE-SB-004.

Due to heavy clay subsoils and failure of BRE365 percolation testing, infiltration is not feasible and an attenuation strategy represents the most appropriate SuDS solution.

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

- 110mm diameter uPVC underground drainage pipes installed in accordance with Approved Document Part H;
- Pipes bedded in pea gravel;
- Concrete encasement where required under vehicular loadings;
- Minimum gradients: foul drainage 1:60–1:80; surface water drainage 1:75–1:100;
- 450mm diameter inspection chambers at all changes of direction and gradient.

**All drainage works will be carried out in accordance with Approved Document Part H and confirmed at Building Regulations stage.**



Drainage Pipes to be 100mm Plastic Pipe Laid in accordance with Approved Document Part H (Assume FFL = 10.000)				
Surface Water Drainage				
Chamber Name	Invert Level	Cover Level	Distance	Fall
S1	8.950	9.850	1,400mm	1/29
S2	9.000	9.850	9,000 mm	1/180
S3	9.200	9.850	13,000 mm	1/65
S4	9.200	9.850	16,400 mm	1/82
Foul Water Drainage				
Chamber Name	Invert Level	Cover Level	Distance	Fall
F1	8.900	9.850	-	-
F2	9.100	9.850	9,000 mm	1/45
F3	9.450	9.850	12,300 mm	1/35
F4	8.350	9.850	17,400 mm	1/70
F5	9.450	9.850	7,800 mm	1/78

### 17. Surface water Drainage

#### Summary

The ground is described as heavy clay and BRE 365 infiltration testing is reported as failing (very slow percolation). Accordingly, a soakaway is not feasible and the appropriate SuDS response is an attenuation system with a regulated discharge to the receiving surface water network at 5 litres/second (l/s).

Using a conservative worked example design storm (see Section 3), the required storage volume is approximately 6.8 m<sup>3</sup> (including 10% freeboard). This can be provided using a JDP Rainbox 3S geocellular tank wrapped for attenuation, with 24 crates (approx. 6.96 m<sup>3</sup> effective storage).

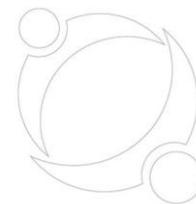
#### Design Inputs & Assumptions

Parameter	Value / Comment
Dwelling floor area (plan)	241.75 m <sup>2</sup> (provided)
Roof pitch	30 degrees (provided)
Impermeable area draining to tank (A)	241.75 m <sup>2</sup> (roof plan area assumed)
Runoff coefficient (C)	1.0 (conservative for roofs)
Discharge restriction (Q <sub>out</sub> )	5.0 l/s = 0.005 m <sup>3</sup> /s (to main drain)
Ground conditions	Heavy clay; infiltration/soakaway not feasible (BRE 365 failure stated)
System type	Attenuation tank with flow control + liner

Important: final tank sizing should use FEH rainfall data (or MicroDrainage/InfoDrainage) for the site location, design return period, and climate change allowance required by the approving authority. This note provides the full method and a conservative worked example to establish an initial tank size.

#### Design Storm / Event Selection

For UK residential developments, a common standard is the 1 in 100 year event with an appropriate climate change uplift (often 40% for residential, subject to Local Authority/Lead Local Flood Authority requirements). The critical storm duration for small catchments is typically in the range 15 to 120 minutes; it must be confirmed through hydraulic modelling.



Worked example design rainfall assumption (conservative): 100 mm total rainfall depth over a 60 minute storm, representing a 1 in 100 year event including climate change uplift. Replace this value with the FEH-derived depth for the site.

**Storage Volume Calculation (Method + Worked Example)**

**Method (volume balance)**

Required storage is determined by balancing inflow volume from the impermeable area against permitted outflow volume over the selected critical storm duration:

- Inflow volume,  $V_{in} = A \times C \times D$
- where A = impermeable area ( $m^2$ ), C = runoff coefficient (-), D = rainfall depth (m).
- Outflow volume,  $V_{out} = Q_{out} \times t$
- where  $Q_{out}$  = restricted discharge ( $m^3/s$ ), t = storm duration (s).
- Storage required,  $V_{req} = V_{in} - V_{out}$  (minimum 0).
- Provide freeboard / allowance, typically 10%:  $V_{design} = 1.10 \times V_{req}$ .

**Worked example (A = 241.75  $m^2$ , C = 1.0, D = 0.10 m, t = 3600 s,  $Q_{out}$  = 0.005  $m^3/s$ )**

Step	Calculation	Result
1	$V_{in} = A \times C \times D = 241.75 \times 1.0 \times 0.10$	24.175 $m^3$
2	$V_{out} = Q_{out} \times t = 0.005 \times 3600$	18.000 $m^3$
3	$V_{req} = V_{in} - V_{out}$	6.175 $m^3$
4	$V_{design} = 1.10 \times V_{req}$	6.793 $m^3$

On the worked example basis, storage required is approximately 6.18  $m^3$ , and the design storage with 10% allowance is approximately 6.80  $m^3$ .

**JDP Rainbox 3S Tank Sizing**

JDP Rainbox 3S technical characteristics (per manufacturer guide): each crate is 1200 × 600 × 420 mm, with effective storage volume 290 litres (0.29  $m^3$ ) and void ratio 96%.

- Required design storage: 6.79  $m^3$ .
- Crate effective storage: 0.29  $m^3$  per crate.
- Number of crates required = ceiling( 6.79 / 0.29 ) = 24 crates.
- Effective storage provided = 24 × 0.29 = 6.96  $m^3$ .
- Indicative crate arrangement (24 crates):

Item	Value
Configuration	6 crates (L) × 2 crates (W) × 2 layers (D)
Overall footprint (approx.)	Length 7.2 m × Width 1.2 m
Overall crate depth (approx.)	0.84 m (before bedding/cover)

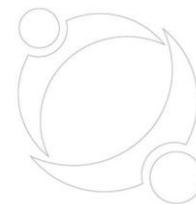
**System Design Justification & Key Components**

Because infiltration is not viable (heavy clay and failed BRE 365), the tank must operate as an attenuation system. For attenuation, the crate structure is wrapped in an impermeable membrane to make it watertight, with a protection fleece geotextile to prevent puncture.

Upstream preliminary treatment (silt trap) is required, and a downstream chamber houses the flow control device to limit discharge to 5 l/s.

Minimum components (typical arrangement):

- Roof drainage / carrier pipework to silt trap chamber (sumpped).



- Attenuation tank (Rainbox 3S) wrapped in 1.0 mm impermeable membrane with 300 g/m<sup>2</sup> protection fleece.
- Downstream manhole / chamber with flow control (e.g., vortex) set to 5 l/s and an accessible inspection point.
- High-level overflow route to exceedance / safe overland flow path (to be agreed).
- Ventilation via chambers/manholes as required by manufacturer guidance.

### 7. Installation, Structural & Maintenance Notes (Manufacturer Guidance)

The manufacturer notes that structural design checks should be undertaken in line with CIRIA C680 (Structural Design of Modular Geocellular Drainage Tanks) prior to construction. Cover depths depend on loading; as guidance, minimum cover is stated as 0.50 m for small vehicles and 0.30 m for pedestrians. Where adjacent to buildings, minimum horizontal distance guidance is provided; for soakaways it is 5 m (Building Regulations Approved Document H), but for attenuation tanks the key consideration is structural stability and avoiding undermining.

Good practice points:

- Provide a 100 mm bedding layer (sand/gravel) and remove sharp objects from formation.
- Provide silt trap immediately upstream to reduce long-term clogging risk.
- Backfill in layers; avoid running compactors directly over crates until adequate cover is placed.
- Provide access/inspection channels and chambers to allow CCTV inspection and jetting if required.
- Set an inspection and maintenance regime (regular silt trap cleaning, periodic CCTV after extreme events).

### How to Update the Storage Size with Site Rainfall Data

Replace the assumed rainfall depth (D) and critical duration (t) with values derived from FEH rainfall or hydraulic modelling. Then re-run the volume balance:

$$V_{\text{design}} = 1.10 \times \max(0, (A \times C \times D) - (Q_{\text{out}} \times t))$$

Storage scales linearly with rainfall depth and drainage area. If additional impermeable areas (driveways/patios) drain to the tank, increase A accordingly.

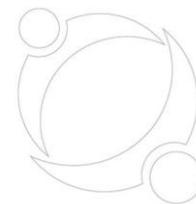
## 18. Local & National Planning Policy

The proposal accords with the development plan when read as a whole, including the Copeland Local Plan and the emerging Cumberland Local Plan (2024 Reg 19 Draft). Key relevant policies include S1 (Sustainable Development), S3 (Settlement Hierarchy), S4 (Design Principles), S7 (Housing Mix), S29 (Flood Risk), S30 (Re-use of Land), DM12 (Sustainable Construction) and DM14 (Standards of Good Design). The scheme also supports NPPF §§ 8, 11, 126–136 and 130 by optimising a previously-developed site within a sustainable rural settlement

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.



The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

**Copeland Local Plan 2021–2039 (adopted by Cumberland Council):**

<b>Policy ST1</b>	Strategic Development Principles
<b>Policy ST2</b>	Spatial Development Strategy
<b>Policy ST3</b>	Strategic Development Priorities
<b>Policy ER2</b>	Planning for the Renewable Energy Sector
<b>Policy ER5</b>	Improving the Quality of Employment Space
<b>Policy SS1</b>	Improving the Housing Offer
<b>Policy SS2</b>	Sustainable Housing Growth
<b>Policy SS3</b>	Housing Needs, Mix and Affordability
<b>Policy ENV1</b>	Flood Risk and Risk Management
<b>Policy ENV3</b>	Biodiversity and Geodiversity
<b>Policy ENV5</b>	Protecting and Enhancing the Borough's Landscapes

**The National Planning Policy Framework**

**Paragraph 7: Purpose of Planning**

The NPPF's primary goal is to achieve sustainable development. Developing on infill land can be seen as promoting efficient use of available land, helping to deliver more homes while reducing urban sprawl.

**Paragraph 8: Achieving Sustainable Development**

This paragraph outlines the economic, social, and environmental roles of sustainable development. New dwellings on infill land can contribute to housing supply and enhance the vitality of rural communities

**Paragraph 11: Presumption in Favour of Sustainable Development**

Local planning authorities should apply a presumption in favour of sustainable development. Infill development, especially in established residential areas, aligns with this principle.

**Paragraph 50** means that local authorities must "...deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities..."

**Paragraph 60: Boosting the Supply of Homes**

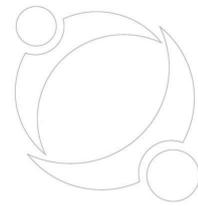
The government is committed to significantly boosting the supply of homes. Developing infill plots helps to meet housing needs without expanding into undeveloped countryside, aligning with local housing requirements.

**Paragraph 61** sets out that in order to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals

**Paragraph 69: Use of Small and Medium-Sized Sites**

This paragraph encourages the use of small and medium-sized sites for housing, including infill developments. Local planning authorities are required to support opportunities to bring forward sites like the one between two existing dwellings.

**Paragraph 82** To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where



there are groups of smaller settlements, development in one village may support services in a village nearby.

**Paragraph 119: Making Effective Use of Land**

Local planning policies and decisions should promote the effective use of land. Developing infill plots maximizes the use of already built-up areas, especially in a location where land may be constrained.

**Paragraph 124: Achieving Appropriate Densities**

Development should be optimized to provide housing at appropriate densities, particularly in areas well-served by infrastructure. Infill development can help maintain the character of an area while also contributing to housing supply.

**Paragraph 126: Achieving Well-Designed Places**

The design of new dwellings should contribute positively to the character and quality of the area. This is crucial for an infill development, which must respect the appearance and layout of the surrounding properties.

**Paragraph 130: Good Design**

New developments should add to the overall quality of the area and be visually attractive and sympathetic to local character. For an infill development between two existing dwellings, this would involve careful design to match the scale and appearance of neighbouring buildings.

**Paragraph 174: Conserving and Enhancing the Natural Environment**

This paragraph requires the planning process to protect and enhance valued landscapes. Infill development can protect the wider countryside by using land efficiently within the existing settlement boundary.

**Paragraph 79: Rural Housing**

For rural areas, the NPPF encourages housing development where it will enhance or maintain the vitality of rural communities. Infill development in a rural village like Distington can contribute to this goal by providing housing while maintaining the village character.

**Paragraph 105: Locating Development**

Encourages locating development where it reduces the need to travel, and promotes the use of public transport and walking. Infill development tends to be more sustainable in terms of transport links, as it usually occurs in established residential areas.

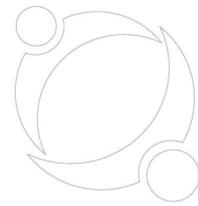
## 19. Conclusion

The proposal represents a proportionate redevelopment of an existing residential plot within the defined settlement boundary of Distington.

It reduces the overall built scale compared to the existing dwelling, improves visual amenity, provides a modern energy-efficient home, and introduces a compliant surface water attenuation strategy.

The scheme accords with the Copeland Local Plan 2021–2039 and the National Planning Policy Framework when read as a whole.

There are no material planning considerations that would justify refusal of planning permission.



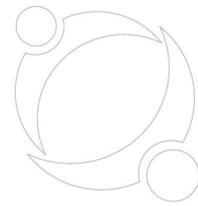
## 20. Appendices

**Photograph 1** – Aerial site view East to West



**Photograph 2** – Aerial site view South to North



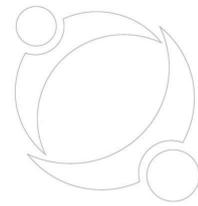


**Photograph 3** – Aerial site view North to South



**Photograph 4** – Aerial site view West to East





**Photograph 5** – Aerial site view - Plan View 60m



**Photograph 6** – Aerial site view - Plan View 120m



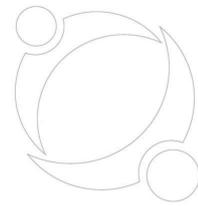


Fig 1 – Radon Report



## Report of address search for radon risk



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Address searched: Birchwood, Loop Road, Distington, Workington, CA14 5UH  
Date of report: 15 February 2026

### **Guidance for existing properties**

Is this property in a radon Affected Area? - **Yes**

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: **1-3%**

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.

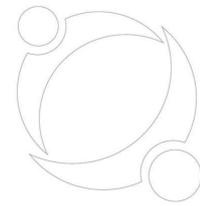
Further information is available from UKHSA or <https://www.ukradon.org>

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

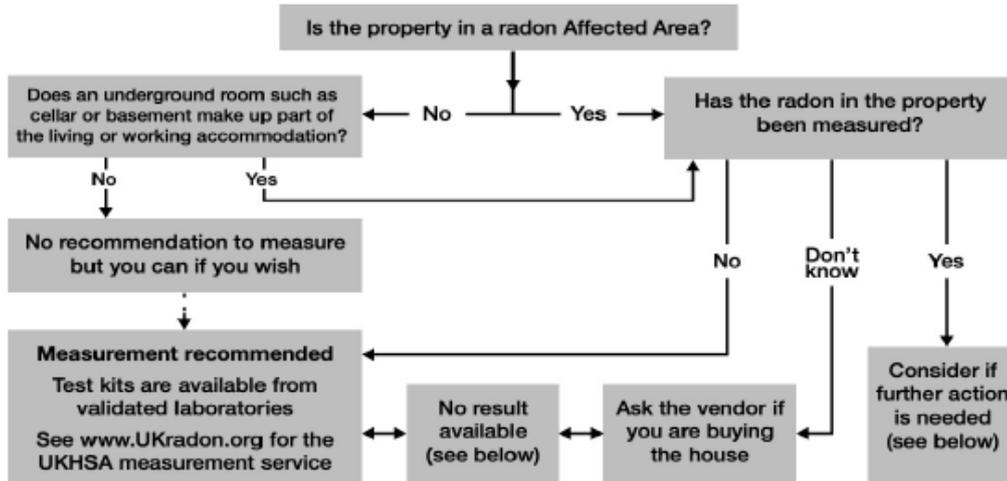
What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - **None**

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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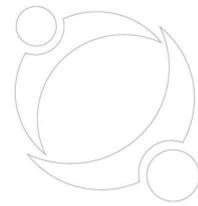


Fig 2 – Flood Map (Environment Agency)



## Flood map for planning

Your reference                      Location (easting/northing)    Created  
Land Adjacent Twin Elms    300698/523439                      15 February 2026 13:50

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)

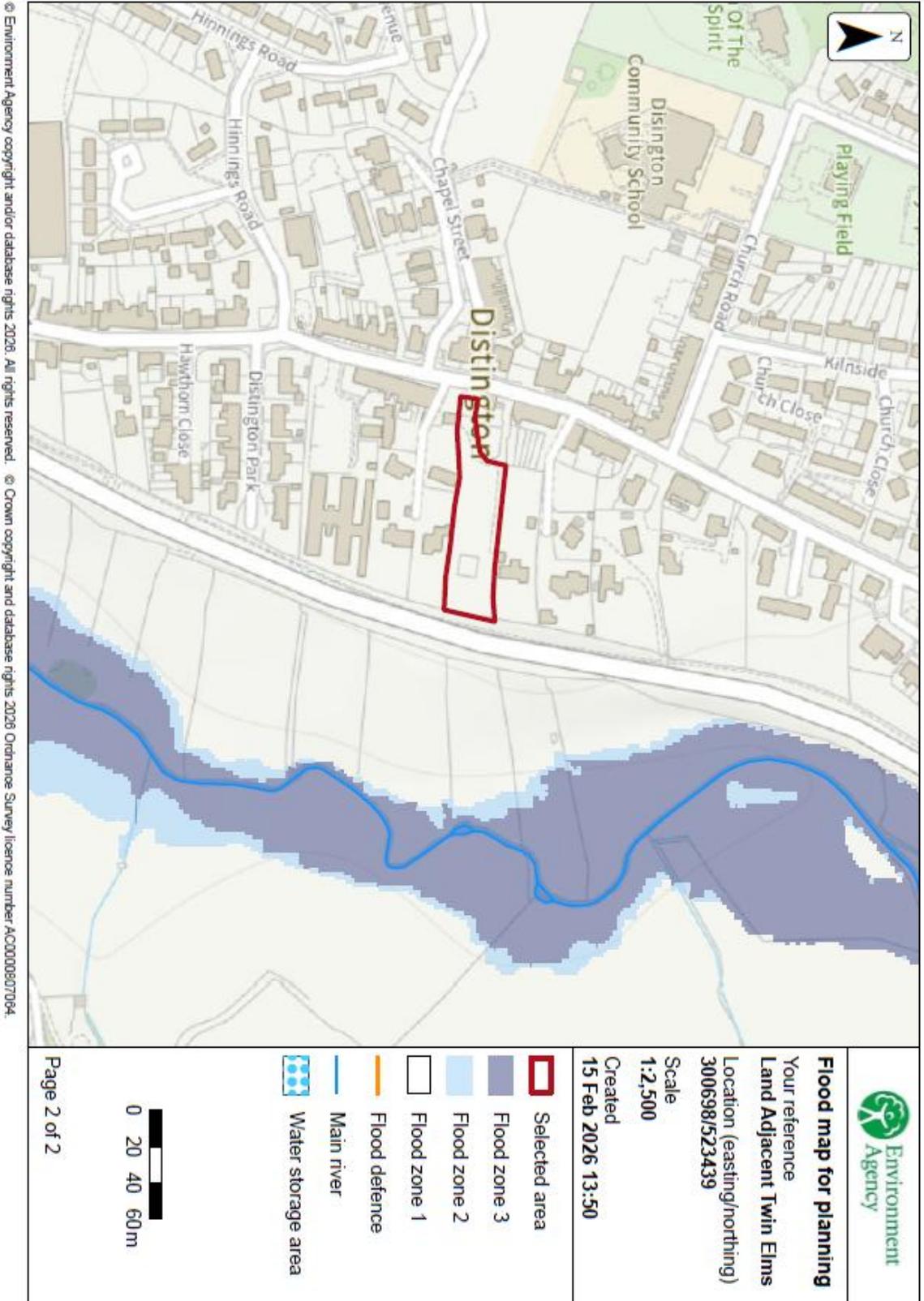
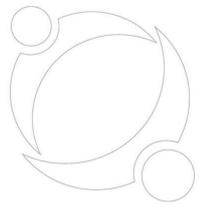
### Notes

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>



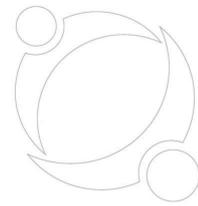
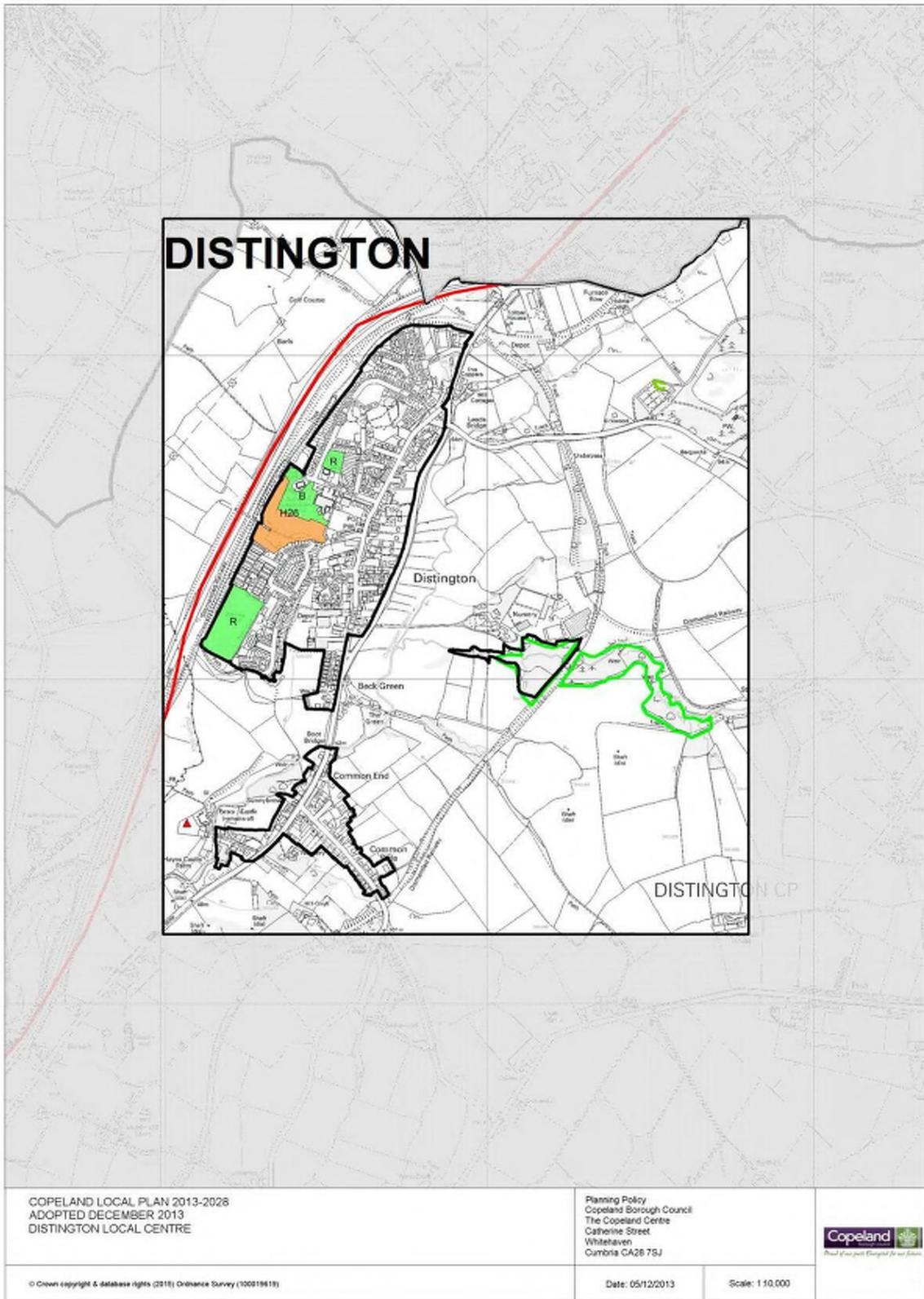
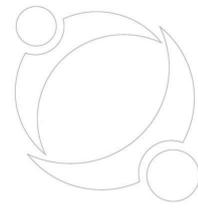


Fig 3 – Planning Settlement Map







**THE END**