

Design & Access Statement

DAS-001

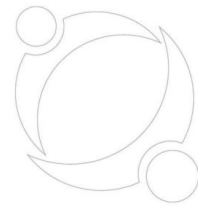
Ainfield, Jacktrees Rd, Cleator Cumbria, CA23 3DW

Proposed Single Storey Side & Rear Extension & Internal Alterations

23/07/2026

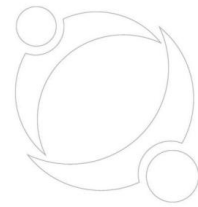
Domestic Householder Planning Application

Rev A



Document Control

Date	Issue Number	Change/Amendment	Author:
23/07/2026	Rev A	First draft	EDS Design Cumbria Ltd



Approval and sign off.

Project: Ainfield, Jacktrees Rd, Cleator Cumbria, CA23 3DW

I have reviewed and approved this Design and Access Statement and the associated planning documentation for the project named above. The document has been prepared in support of a Domestic Householder Planning Application for the proposed single-storey domestic rear and side extension and associated internal alterations at Ainfield, Jacktrees Road, Cleator, Cumbria, CA23 3DW.

A Design and Specification Author

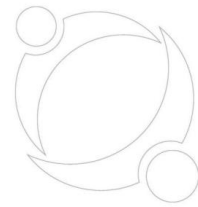
.....		23 rd July 2026
Print	Sign	Date

B Design and Specification Approver

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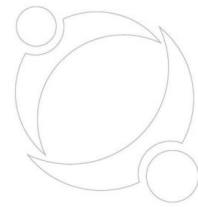
C Design and Specification Sponsor (Clients)

Chris & Cath Agnew		
.....		23 rd July 2026
Print	Sign	Date



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1. Introduction

This Design & Access Statement has been prepared on behalf of Mr Chris and Mrs Cath Agnew in support of a Domestic Householder Planning Application for a proposed single-storey domestic rear and side extension and associated internal alterations at Ainfield, Jacktrees Road, Cleator, Cumbria, CA23 3DW.

The statement should be read alongside the submitted architectural drawings and supporting planning information. It provides a proportionate assessment of the proposed development in relation to the existing property, site context, design approach, access arrangements, neighbouring amenity, drainage, environmental considerations and relevant local and national planning policy.

The proposal seeks to improve the quality, functionality and flexibility of the existing family accommodation by providing an enlarged lounge and kitchen/dining area. The development has been positioned to the rear and side of the dwelling, where it will have a limited effect upon the established appearance of the property when viewed from Jacktrees Road.

The application relates solely to domestic improvement works within the established residential curtilage. It does not seek to create a separate dwelling, independent residential unit or commercial use, and the established use of the property as a single dwellinghouse will remain unchanged.

Submitted Drawing Schedule

This Design & Access Statement should be read in conjunction with the following submitted drawings:

- CA-JR-001 – Existing Site and Proposed Block Plans
- CA-JR-002 – Existing Floor Plan
- CA-JR-003 – Existing Elevations
- CA-JR-004 – Proposed Floor Plan
- CA-JR-005 – Proposed North Elevation
- CA-JR-006 – Proposed South Elevation
- CA-JR-007 – Proposed East Elevation
- CA-JR-008 – Proposed West Elevation
- CA-JR-009 – Proposed Section

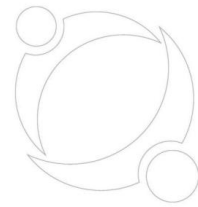
The submitted drawings remain the formal planning drawings and should be relied upon for dimensional, elevational, construction and layout information.

2. Flood Risk

The Environment Agency flood mapping has been reviewed in relation to the application site. The mapping identifies the property and proposed extension area as being located within Flood Zone 1.

The application relates to minor householder development within the established curtilage of an existing dwelling. It does not introduce a more vulnerable land use, create an additional dwelling or materially increase the number of people occupying the site.

The extension will be constructed in accordance with the applicable Building Regulations. Finished floor levels and thresholds will respond appropriately to the existing dwelling and surrounding ground levels.



Surface water from the proposed extension will be directed to the existing surface water drain, subject to Building Regulation approval. The development will therefore avoid increasing the rate of surface water discharge from the site or increasing flood risk elsewhere.

The proposal is considered acceptable in flood-risk and drainage terms, subject to the detailed drainage arrangements shown on the submitted drawings.

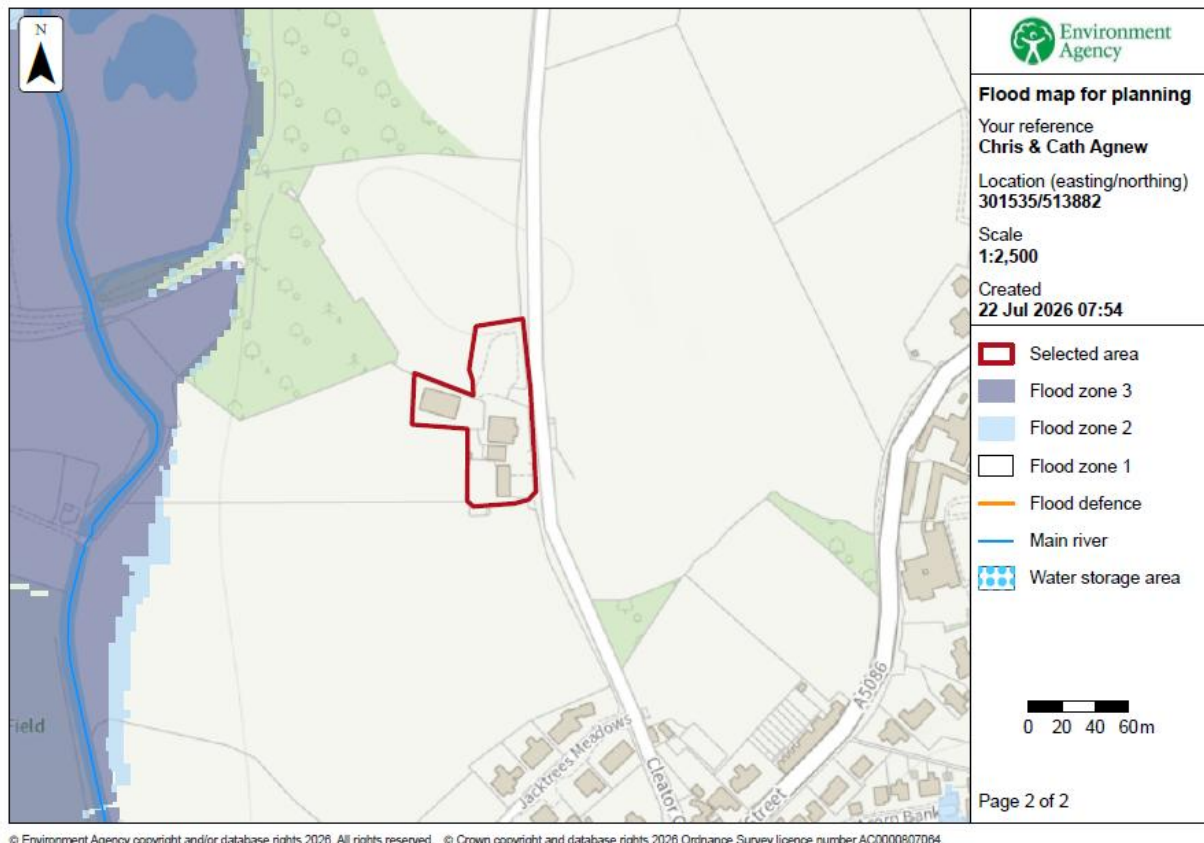


Fig 1 – Environment Agency Flood Maps

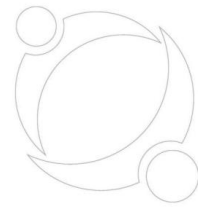
The proposed minor householder development is therefore considered acceptable in flood-risk terms and accords with Strategic Policy DS6 and Policy DS7 of the Copeland Local Plan 2021–2039.

3. Existing Use

The application site is currently occupied and used as a single dwellinghouse with associated private garden, driveway, hardstanding and ancillary domestic accommodation.

The proposed development will not alter the established residential use of the property. The works are limited to a domestic rear and side extension and associated internal alterations intended to improve the functionality and long-term use of the existing family home.

There is no proposed subdivision of the property and no separate or independent unit of accommodation will be created.



4. Site and Surrounding Context

The application site comprises an existing detached dwelling known as Ainfield, located on the western side of Jacktrees Road, Cleator. The property occupies a substantial residential plot of approximately 1,217m² and benefits from established garden ground, vehicular access and hardstanding.

The property is positioned towards the eastern side of its curtilage, with substantial private garden ground extending to the rear and side. The site lies within a relatively low-density, edge-of-settlement setting, where buildings are generally set within generous plots.

The existing dwelling has a varied form which responds to the changing ground levels across the site. The proposal has been designed with regard to the existing built form, established floor levels, surrounding garden, relationship with Jacktrees Road and separation from neighbouring properties.

The extension is positioned principally to the rear and side of the dwelling. This is considered the most appropriate location because it makes practical use of the existing residential curtilage while limiting its effect upon the established roadside appearance of the property.

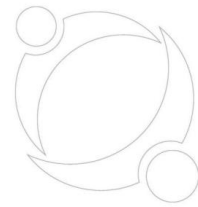
The proposal remains contained within the existing residential plot and does not extend development into land outside the established domestic curtilage.



Fig 2 - Google map highlighting the area.

5. Energy Efficiency

The proposal represents a sustainable form of domestic improvement by making efficient use of an existing dwelling and established residential plot.



The new building fabric will be designed and constructed in accordance with the applicable Building Regulations, including requirements relating to insulation, airtightness, thermal bridging, glazing performance and controlled ventilation.

The extension will incorporate a highly insulated ground floor, external walls and warm-deck flat roof construction. New windows and external doors will incorporate energy-efficient double-glazed units.

Low-energy lighting and efficient electrical fittings will be installed where new electrical work is undertaken.

Construction waste will be appropriately managed, including the segregation, reuse and recycling of materials wherever reasonably practicable.

6. Appearance & Materials

The external appearance of the extension has been designed to complement the existing dwelling. Its single-storey form and rear and side positioning will ensure that it remains subordinate to the main house.

The extension will incorporate a warm-deck flat roof finished with a proprietary rubber roof membrane. The submitted section also provides for a proprietary composite decking system above the protected roof covering.

The external walls will be constructed in masonry and finished in render to match or closely complement the existing dwelling. Fascias, soffits, windows and external doors will be white uPVC, consistent with the existing palette of materials.

The proposed openings provide natural light and access to the enlarged lounge and kitchen/dining accommodation. Opaque glazing is proposed where shown on the north elevation to protect privacy.

The extension will read as an appropriate domestic addition which improves the functionality of the dwelling without competing visually with the original building..

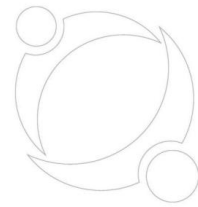
Palette of materials	Existing	Proposed
Roof	Black Concrete Tiles	Black Concrete Tiles & Rubber
Fascia & Soffits	White UPVC	White UPVC
External Walls	Rendered block walls	Rendered block walls
Windows & Doors	White UPVC	White UPVC

7. Secured by Design

The proposal has been designed with regard to the principles of Secured by Design. The established residential boundaries and defensible private garden areas will be retained.

New external doors and accessible windows will incorporate modern, secure locking systems and should achieve the applicable security standards, including PAS 24 where reasonably practicable.

The arrangement of windows and doors will also provide natural surveillance of the private garden and external areas immediately adjoining the dwelling.



8. Layout & Design

The proposed extension has been designed to rationalise and improve the principal family living accommodation within the dwelling.

The proposed floor plan provides an enlarged lounge and a substantial open-plan kitchen and dining area. The arrangement improves circulation between the existing and proposed accommodation and provides a stronger connection between the internal living spaces and the surrounding private garden.

The design responds to the existing changes in floor and ground level. Steps are incorporated where necessary to provide a practical transition between the relevant levels of the existing dwelling and proposed extension.

The extension measures approximately 11.9m across its principal external width and approximately 7.455m at its maximum projection, as shown on drawing CA-JR-004. Its form is broken by its relationship with the existing building and the stepped arrangement of the accommodation.

The works are concentrated to the rear and side of the property and avoid unnecessary alteration to the principal roadside appearance of the dwelling.

9. Residential Amenity, Overlooking and Impact

The proposal has been designed with regard to the residential amenity of adjoining and nearby occupiers.

The property occupies a substantial plot and benefits from generous separation from surrounding residential development. The extension is single-storey and remains contained within the established residential curtilage. Its scale, height and positioning will prevent an unacceptable loss of daylight, sunlight or outlook to neighbouring properties.

Proposed doors and windows are domestic in scale and principally overlook the applicants' own garden and curtilage. Opaque glazing is proposed on the north elevation where shown on the submitted drawings to prevent unacceptable overlooking.

The proposal will not create a separate dwelling or materially intensify the residential use of the site. Any temporary disturbance during construction can be controlled through normal domestic construction practices and reasonable working hours.

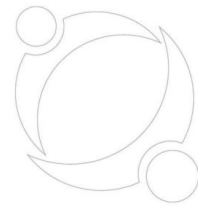
10. Access, Parking & Highways

The existing vehicular and pedestrian access from Jacktrees Road will be retained. No new or altered access onto the highway is proposed as part of the application.

The existing driveway and hardstanding will remain available for domestic parking and turning. The proposal does not create an additional dwelling and will not generate a material increase in vehicle movements.

The development will therefore have no material adverse effect upon highway safety or the operation of Jacktrees Road.

During construction, deliveries, contractor parking and material storage will be managed within the site wherever practicable to avoid obstruction of the highway or neighbouring accesses.



11. Amount, Scale and Massing

The application site extends to approximately 1,217m².

The existing dwelling provides approximately 179.73m² of accommodation. The proposed extension will add approximately 52.69m², resulting in a completed dwelling of approximately 232.42m².

The completed dwelling's total floor area will equate to approximately 19.10% of the site area

The extension is single-storey and is positioned to the rear and side of the dwelling. Its height and massing are substantially below those of the principal two-storey elements of the existing house, allowing it to remain visually subordinate.

The proposal represents a proportionate domestic addition and will not result in overdevelopment of the plot.

	Proposed
Plot size m ²	1217 m ²
Proposed Dwelling m ²	232.42m ²
Existing Dwelling m ²	179.73m ²
Development Ratio	19.10%
Driveway m ²	159.78m ²
Side Boundary Distance	1000mm (N) 3050mm (S)
Rear Boundary Distance	17,700mm
Extension Increased m ²	52.69m ²

12. Construction and Environmental Management

The site is an existing residential property and there is no known contamination associated with its current domestic use.

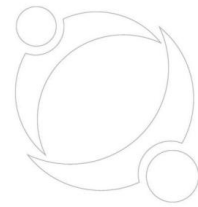
If unexpected contamination, suspect material or abnormal ground conditions are encountered during excavation, work in the affected area will cease until the material has been appropriately assessed and any necessary remedial measures agreed.

Foundation design and radon protection will be confirmed through the Building Regulation process and inspected by Building Control.

The appointed contractor will manage the works to minimise noise, dust, waste, highway obstruction and disturbance to neighbouring occupiers. Suitable dust-suppression measures will be used during cutting, excavation and demolition work where required.

Noise-generating construction work should normally be restricted to 08:00–18:00 Monday to Friday and 08:00–13:00 on Saturdays, with no noisy construction work on Sundays or Bank Holidays unless otherwise agreed with the Local Planning Authority.

Construction materials and waste will be securely stored within the site. Waste will be segregated and removed by appropriately licensed waste carriers to authorised facilities, with reuse and recycling undertaken wherever reasonably practicable.



The public highway will be kept free from mud, debris and construction materials. Appropriate cleaning will be undertaken if material is deposited on Jacktrees Road.

No watercourse lies within the application boundary and no construction material, silt, cement washout or contaminated water will be permitted to enter any drainage system or watercourse.

All work will be carried out in accordance with the Construction Phase Plan, applicable health and safety requirements and the contractor's approved working methods.

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 emissions 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

Noise-generating construction work should normally be restricted to 08:00–18:00 Monday to Friday and 08:00–13:00 on Saturdays, with no noisy construction work on Sundays or Bank Holidays, unless otherwise agreed with the Local Planning Authority.

Road Cleaning

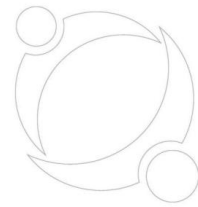
To be conducted pro-actively throughout the works if required using mechanical sweeping if required

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.

13. Drainage

The proposed drainage arrangements are identified on drawing CA-JR-004.

Foul drainage from the proposed accommodation will connect to the existing septic tank system, subject to confirmation that the existing system is suitable and has adequate capacity.

Surface water from the proposed extension will connect to the existing surface-water drainage system, subject to confirmation of the condition, route and capacity of the existing drain and Building Regulation approval.

Foul and surface-water drainage will remain separate. The final drainage design will be confirmed through the Building Regulation and construction process.

Drainage will comprise appropriately sized pipework, suitable bedding and surround, adequate falls and inspection chambers at changes in direction or gradient. All drainage work will comply with Approved Document H and the relevant statutory requirements.

14. 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 below,

National Planning Policy Framework (NPPF)

Achieving Sustainable Development (Paragraphs 7–14):

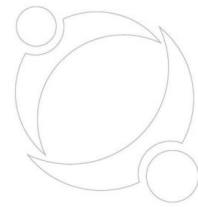
Paragraph 7: “The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner.”

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.”

These objectives are:

a) Economic Objective: To help build a strong, responsive and competitive economy by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity, and by identifying and coordinating the provision of infrastructure.

b) Social Objective: To support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, and by fostering well-designed, beautiful and safe places with accessible services and open spaces.



c) Environmental Objective: To protect and enhance the natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

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

Decision-Making (Paragraphs 39–60):

Paragraph 39: “Local planning authorities should approach decisions on proposed development in a positive and creative way.”

Paragraph 40: “Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage.”

Paragraph 41: “The more issues that can be resolved at pre-application stage, the greater the benefits.”

Delivering a Sufficient Supply of Homes (Paragraphs 61–84):

Paragraph 61: “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.”

Achieving Well-Designed and Beautiful Places (Paragraphs 131–141):

Paragraph 131: “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.”

Paragraph 135: “Planning policies and decisions should ensure that developments will function well and add to the overall quality of the area.”

Paragraph 135 also confirms that developments should be visually attractive, sympathetic to local character and history, establish or maintain a strong sense of place, optimise the potential of the site and create places that are safe, inclusive and accessible.

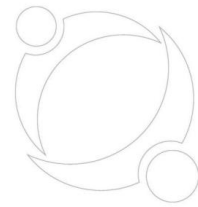
Conserving and Enhancing the Natural Environment (Paragraphs 187–201):

Paragraph 187 confirms that planning policies and decisions should contribute to and enhance the natural and local environment.

Paragraphs 196–201 address ground conditions, pollution and environmental impacts. The site is an existing residential property with no known contamination. Any unexpected contamination or abnormal ground condition encountered during construction will be managed appropriately. The proposal is therefore considered acceptable in environmental terms.

Meeting the Challenge of Climate Change, Flooding and Coastal Change (Paragraphs 161–186):

The NPPF seeks to ensure that development is planned and delivered in a way that takes account of climate change and flood risk.



Conserving and Enhancing the Historic Environment (Paragraphs 202–221):

Paragraph 202 confirms that heritage assets range from sites and buildings of local historic value to those of the highest significance, and that they should be conserved in a manner appropriate to their significance.

Paragraph 210 confirms that, in determining applications, local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b) The positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality.
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

Overall NPPF Assessment:

The proposal is considered to accord with the relevant objectives of the National Planning Policy Framework. It supports the continued improvement of an existing dwelling within an established residential area, provides a proportionate and well-designed rear extension, maintains existing access and parking arrangements, protects neighbouring amenity, and avoids unacceptable environmental, flood risk or heritage impacts.

The proposal therefore represents sustainable development and should be supported.

Copeland Local Plan 2021–2039

The Copeland Local Plan 2021–2039 was adopted in November 2024 and forms the applicable local development plan for the determination of this application.

The policies of particular relevance to the proposal include:

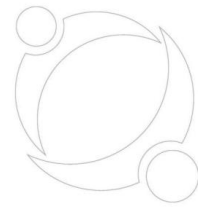
- Policy DS4 – Design and Development Standards
- Strategic Policy DS6 – Reducing Flood Risk
- Policy DS7 – Sustainable Drainage
- Policy DS8 – Soils, Contamination and Land Stability
- Policy H14 – Domestic Extensions and Alterations
- Policy CO7 – Parking Standards and Electric Vehicle Charging Infrastructure

The proposal accords with Policy H14 because it represents a proportionate domestic extension which respects the scale and appearance of the host dwelling, retains adequate private amenity space and will not cause unacceptable harm to neighbouring residential amenity.

The proposal also accords with Policy DS4 through its appropriate siting, single-storey scale, complementary materials and relationship with the established character of the dwelling and surrounding area.

The existing access and parking arrangements will be retained. Surface water and foul drainage will be appropriately managed in accordance with the submitted drawings, Building Regulations and Policies DS6 and DS7.

Overall, the development accords with the relevant provisions of the Copeland Local Plan 2021–2039.



15. Vision

The vision for the project is to provide a well-considered single-storey extension which improves the quality, flexibility and long-term functionality of the existing family home while respecting the host dwelling, neighbouring amenity and the established character of Jacktrees Road.

The design is practical and proportionate. It concentrates the proposed works to the rear and side of the dwelling, retains the existing access and roadside appearance and makes efficient use of a substantial existing residential plot.

The proposal will deliver a high-quality domestic improvement which meets the needs of the applicants while remaining appropriate to its setting.

16. Conclusion

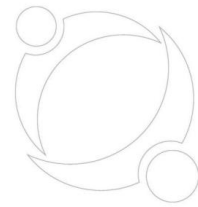
The proposed single-storey rear and side extension at Ainfield represents an appropriate domestic improvement to an existing dwelling.

The extension will provide approximately 52.69m² of additional accommodation, resulting in a completed dwelling of approximately 232.42m² within a substantial 1,217m² plot. The completed building will occupy approximately 19.10% of the site, leaving ample private garden, parking and amenity space.

The proposal is proportionate in scale, subordinate to the principal dwelling and capable of being delivered without unacceptable harm to the character of the property, the surrounding area, neighbouring residential amenity, highway safety or local environmental interests.

The established residential use, vehicular access and parking arrangements will be retained. The design responds appropriately to the existing dwelling, site levels and private garden setting.

For the reasons set out in this statement and demonstrated by the submitted drawings, the proposal accords with the relevant provisions of the Copeland Local Plan 2021–2039 and the National Planning Policy Framework. Planning permission should therefore be granted.



17. Appendices

Photo 1 – Aerial Photo – East Elevation (Front)



Photo 2 – Aerial Photo – North Elevation (Side)



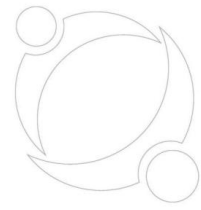


Photo 3 – Aerial Photo – West Elevation (Rear)



Photo 4 – Aerial Photo – South Elevation (Side)



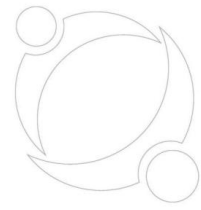


Photo 5 – Aerial Photo – Plan View 120m



Photo 6 – Aerial Photo – Plan View 60m



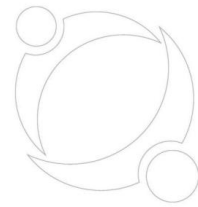


Fig 1 – Flood Map (Environment Agency)



Flood map for planning

Your reference	Location (easting/northing)	Created
Chris & Cath Agnew	301535/513882	22 July 2026 07:54

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)

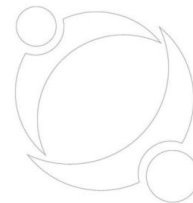
Notes

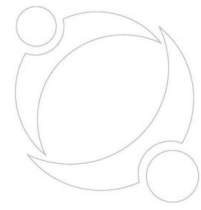
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

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>





THE END