

Design & Access Statement

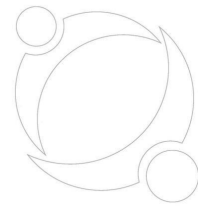
DAS-001

Mill Close, Beckermest, Cumbria, CA21 2YB

Addition of Raised Ground Floor Rear Balcony

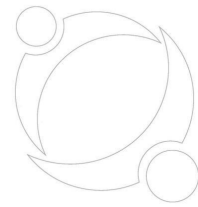
04/12/2025

Domestic Householders Planning Application



Document Control

Date	Issue Number	Change/Amendment	Author:
04/12/2025	-	First draft	

**Approval and sign off.**

Project: Lingmell Cottage, Seascale, Cumbria, CA20 1HQ

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

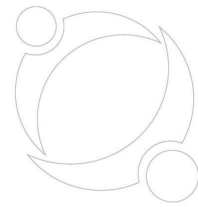
.....		4 th April 2025
Print	Sign	Date

B Design and Specification Approver

.....		4 th April 2025
Print	Sign	Date

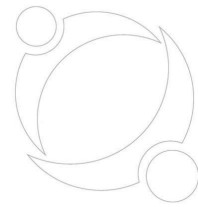
C Design and Specification Sponsor (Clients)

Jenny Jackson		
.....		4 th April 2025
Print	Sign	Date



Contents

1.	Introduction	5
2.	Site & Surroundings	5
3.	Description of Amendment	5
4.	Planning History & Principle of Development	6
5.	Scale, Massing, & design Impact	6
6.	Residential Amenity, Overlooking & Privacy	6
7.	Flood Risk	7
8.	Drainage	7
9.	Access	7
10.	Security	7
11.	Planning Policy & Compliance	8
12.	Vision	8
13.	Appendices	9



1. Introduction

This Design & Access Statement supports a Householder Application to vary the approved plans associated with planning permission 4/25/2050/0F1

for the previously approved single storey rear extension and internal alterations at Mill Close, Beckermat.

The sole purpose of this application is to seek approval for the addition of a raised ground floor rear balcony constructed at approximately +1600mm above existing ground level, positioned above part of the approved rear extension.

No other elements of the previously approved scheme are altered.

This application is therefore a minor material amendment to the approved development and does not seek to revisit the principle, scale, footprint, or layout of the original extension, which is already substantially constructed in accordance with the approved drawings.

2. Site & Surroundings

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

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

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

3. Description of Amendment

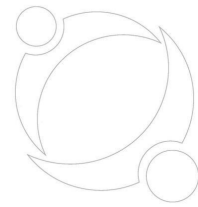
The application variation seeks consent for:

- A raised ground floor rear balcony
- Set at approximately +1600mm above existing external ground level
- Positioned directly above part of the previously approved single storey rear extension
- Accessed internally from the rear living accommodation
- Guarded with compliant balustrading

The balcony does:

- Not increase the building footprint
- Not extend closer to any boundary
- Not increase ridge or eaves height
- Not introduce additional bulk to the approved envelope

The amendment strictly relates to the addition of external amenity space only.



4. Planning History & Principle of Development

Planning permission was granted on 10 April 2025 for:

“Proposed Single Storey Rear Extension & Internal Alterations”
Ref: 4/25/2050/0F1

The principle of residential extension development on this site is therefore fully established and beyond challenge.

This application does not alter that principle. It simply refines the approved design through the introduction of a small area of raised external amenity space, which remains wholly ancillary to the residential use of the dwelling.

5. Scale, Massing, & design Impact

The balcony is:

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

As the balcony sits above the already approved projection, it introduces no new perceived bulk when viewed externally. The rear elevation remains clearly domestic and proportionate in scale.

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

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

The proposal therefore fully complies with:

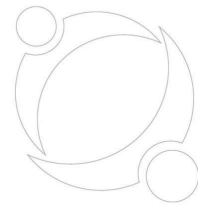
- Policy DM10 – Achieving Quality of Place
- Policy DS6PU – Design and Development Standards
- NPPF Section 12 – Achieving Well-Designed Places

6. Residential Amenity, Overlooking & Privacy

This amendment has been carefully designed to ensure no unacceptable impact on neighbouring amenity.

Key considerations:

- The balcony faces exclusively over the applicant’s own private garden
- There are no direct habitable room views into neighbouring dwellings
- The surrounding site benefits from:
 - Mature trees
 - Boundary walls and hedging
 - Level differences



- The +1600mm raised height is fully mitigated by the above existing screening measures

There is therefore:

- No loss of privacy
- No overbearing impact
- No noise amplification risk beyond normal domestic garden use

The proposal fully accords with:

- Policy DM12 – Residential Amenity
- Policy DM18 – Domestic Extensions
- Policy DM27 – Built Environment Protection

7. Flood Risk

The site lies outside Flood Zones 2 and 3, as previously accepted under the approved consent.

The balcony:

- Does not increase impermeable surface area
- Does not alter the surface water drainage strategy
- Does not affect flood storage or routing

The proposal remains compliant with:

- Policy ENV1
- Policy DM24
- Strategic Policy DS8PU

8. Drainage

There is no change whatsoever to the previously approved foul and surface water strategy. The balcony does not introduce any additional drainage demand.

9. Access

The balcony has no negative impact on the approved sustainability measures and in practice:

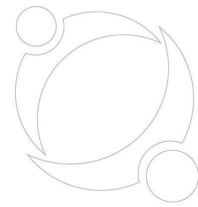
- Enhances passive environmental performance
- Improves natural ventilation opportunities
- Improves usable private amenity space without increasing floor area

The approved energy strategy remains fully compliant with:

- Policy DM11
- Strategic Policy DS2PU

10. Security

All doors serving the balcony will:



- Be fitted with PAS 24 compliant locking systems
- Maintain the existing defensible boundary structure
- Not compromise rear boundary security

Compliant with Policy DM10.

11. Planning Policy & Compliance

The application amendment fully complies with:

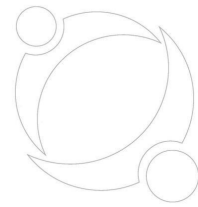
- DM10 – Achieving Quality of Place
- DM11 – Sustainable Construction
- DM12 – Residential Amenity
- DM18 – Domestic Extensions
- DM22 – Access & Parking
- DM24 – Flood Risk
- DS6PU – Design Standards
- DS8PU – Flood Risk
- NPPF Sections 11 & 12

12. Vision

This application represents:

- A minor material amendment to an already approved and largely implemented scheme
- A modest, well-contained design refinement
- A proposal delivering clear private amenity benefit
- With no visual harm
- No neighbour impact
- No technical constraint
- There is no sound planning reason to withhold consent.

Approval is therefore fully justified and strongly supported.



13. Appendices

Fig 1 – Flood Map (Environment Agency)



Flood map for planning

Your reference
M Vickers

Location (easting/northing)
301923/506778

Created
22 Jan 2025 21:45

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

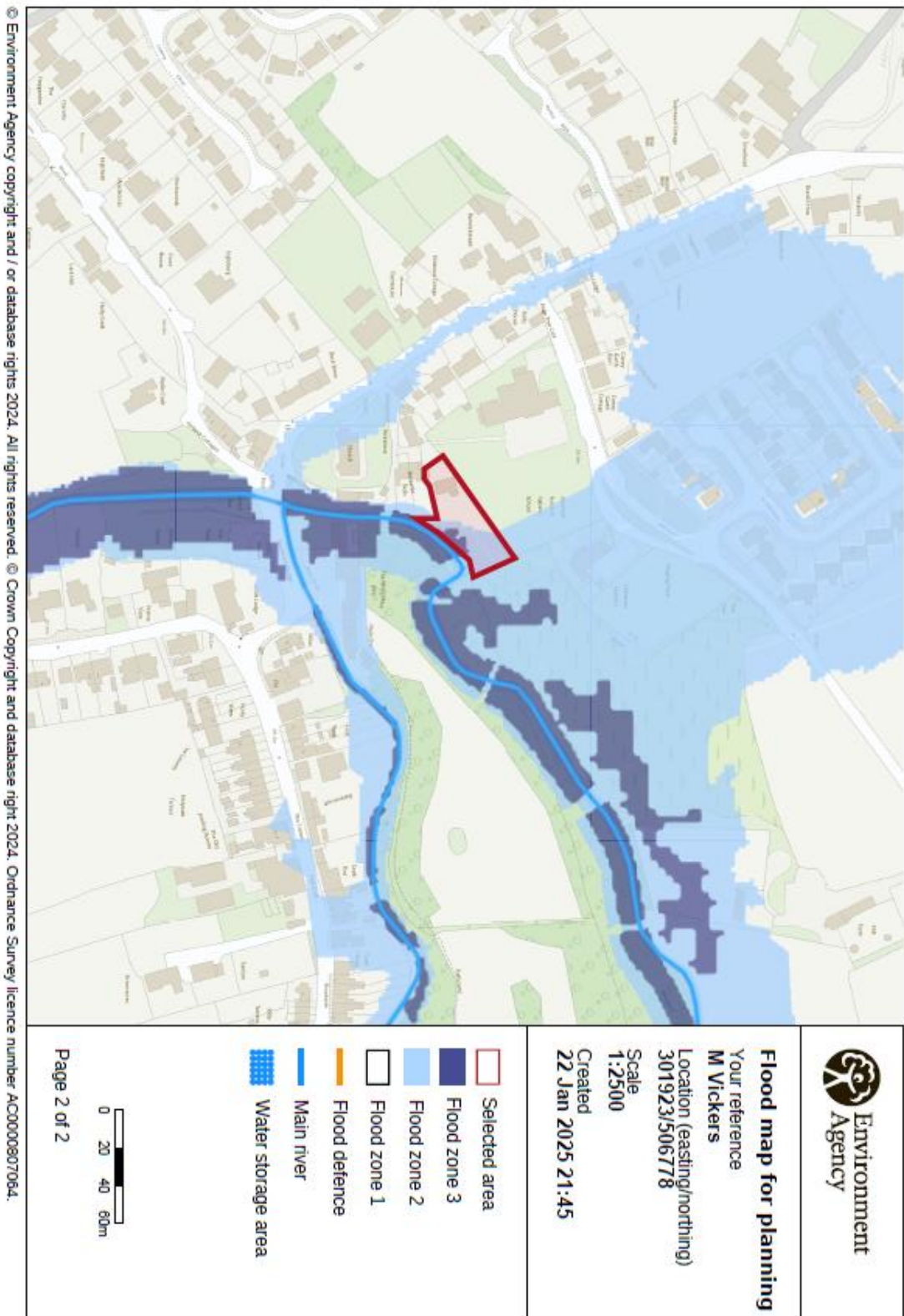
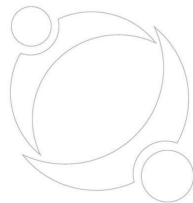
Notes

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 2024 OS AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



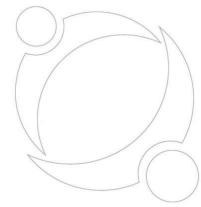
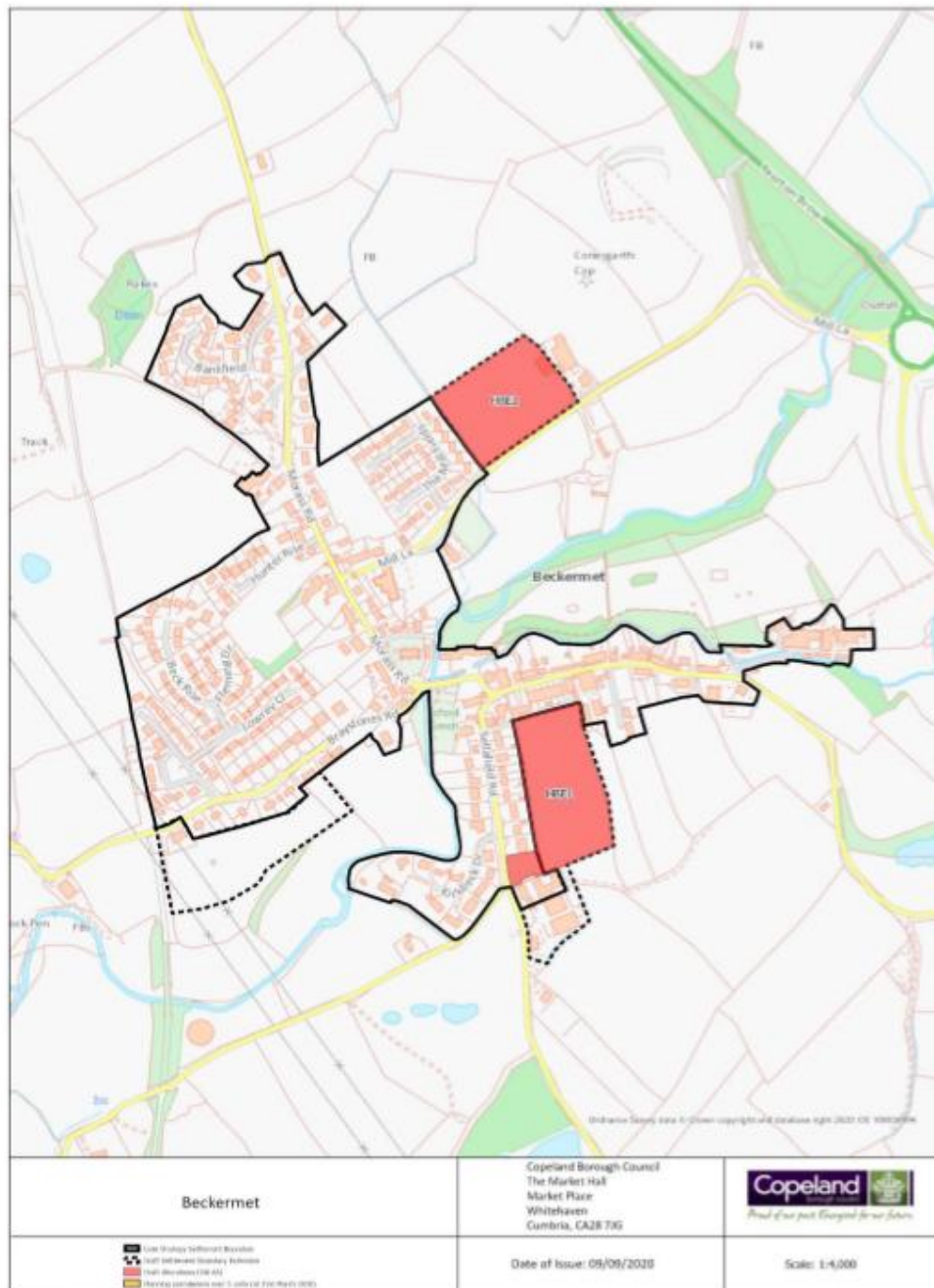


Fig 2 – Copeland local Plan – Settlement Map - Seascale

Copeland Local Plan Preferred Options Draft Appendices Document



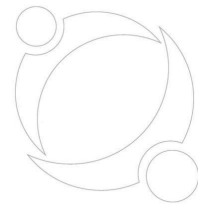


Fig 3 – Radon Report (BGS)



Report of address search for radon risk

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

Address searched: Mill Close, Beckermat, CA21 2YB
Date of report: 22 January 2025

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.

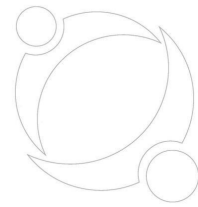
Further information is available from UKHSA or <https://www.ukradon.org>

Guidance for new buildings and extensions to existing properties

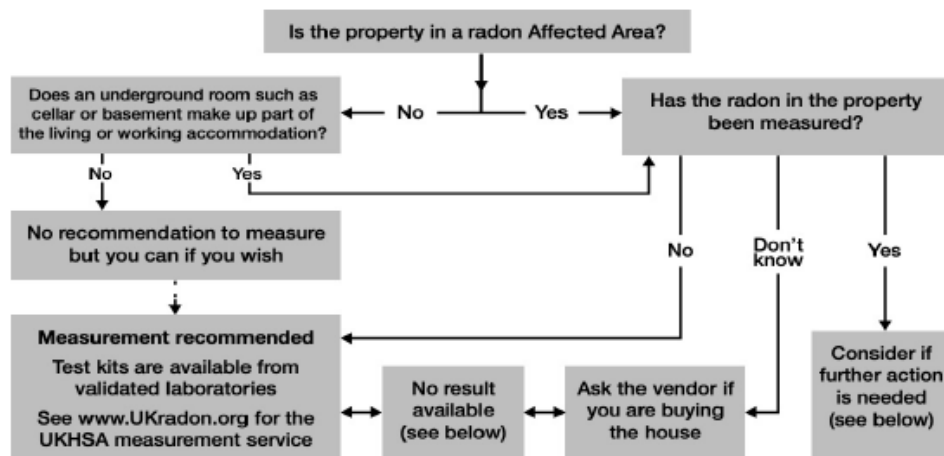
What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - **None**

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



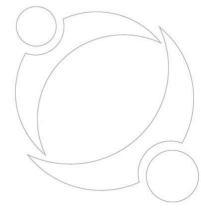
Existing radon test results: There is no public record of individual radon measurements. Results of previous tests can only be obtained from the seller. Radon levels can be significantly affected by changes to the building or its use, particularly by alterations to the heating and ventilation which can 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/m³), 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/m³; 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