

DESIGN AND ACCESS STATEMENT

REAR OF HUNTER RISE BECKERMET

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OVERVIEW

This Design and Access has been prepared by Wilson Architects to support the Full Planning applicaiton that proposes the development of the creation of a new development of 9 new build residential dwelling to the rear of Hunter rise
The proposal includes:

- New 5 and 4 bedroom homes
- Enhanced infill site surrounded by existing residential units
- A holistically contextually sensitive proposal which aims to respond to a variety of contexts.

The project aims are to:

- Sensitively respond to the site
- Celebrate local venachular architecture whilst adding contemporary design and providing a structure for contemporary living
- Develop a strong relationship between the new homes and its context
- Pursue a sustainable design
- Create a sense of place with the new architecture, which incorporates local and historical context whilst adding the community with much need new build homes.

We aim to provide you an indepth review in our approach and understaning of the site its local context whislrt also considering the enviornmental local and national planning policies to offer a site with fantatic oppotunity to provide sustainable well thought out and designed homes for the local community.

SUSTAINABLE
DESIGN

RESPONDS TO
CONTEXT

PLACEMAKING

Introduction

Planning and design statement to support positive Full planning applicaiton discussions in relation to the construction of a 9 new dwellings to the rear of Hunter Rise in Beckermert.

Wilson Architects Ltd has identified a significant opportunity to enhance and increase the number of properties within Beckermert. To provide much needed high qaulity homes in a beautiful area for the local poeople by developing high quality homes located to the vacant land to the rear of Hunter rise.

The purpose of this Document is to present an overview of our architectural approach, considering both the site and its surrounding context. Our aim is to create a environmetally consider and high quality designed homes for the local community. The inception of this project is rooted in the distinctive character and visual identity of the local area.

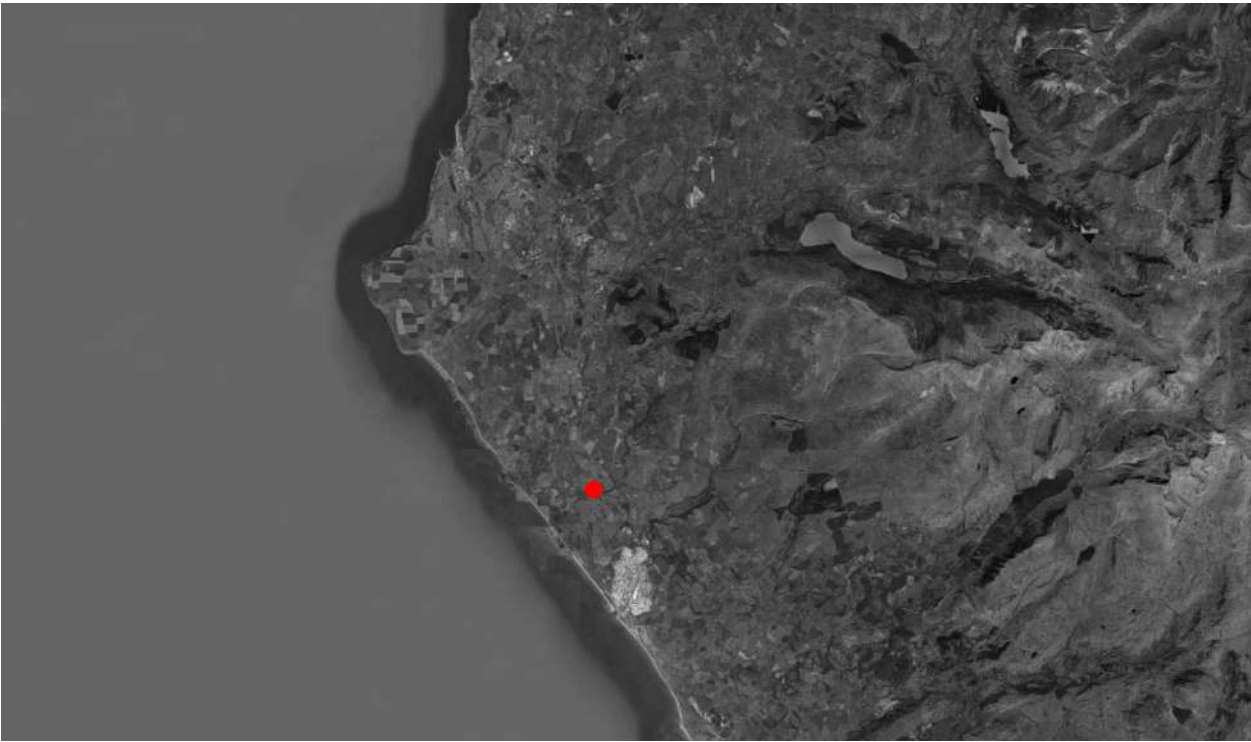
The design elements such as form, scale, material selection, and intricate detailing have been meticulously chosen based on a comprehensive understanding of the various components that define the neighbouring context.

Our Vision

This Document establishes the intent to generate a sustainable approach to fully utilise the site and provide homes that respond both to local context and the immediate site constraints.

We are seeking to develop dwellings taking design precdents from the local venacular architecture.

Consideration has been given to the history, location and local context to ensure we meet the needs of the local public as well as utilising the site for the most appropriate type of dwellings for the area of Beckermert.



Site Context

Rear of Hunter Rise, Beckermet

*Site Location highlight in red.

Beckermet is a village and civil parish in Cumbria, England. Located between Egremont and Seasscale. The site is located just to the rear of Hunter Rise road. It is a piece of land located inbetween existing residential dwellings and presents a great opportunity to create an infill residential area to help create new homes for the local community.





St. John's Church



The White Mare



Beckermat Play Park



Urban Grain Analysis

Beckermat, Cumbria.

*Site Location highlight in red.



Urban Grain of local Area



Urban Grain Analysis - Beckermat

The settlement of Beckermat presents a low-density, dispersed urban grain, characteristic of rural villages that have developed organically over time. Unlike more structured urban environments, its form is shaped primarily by natural features, agricultural land, and historic settlement patterns, rather than rigid zoning or defined districts.

Paths - The Connectivity of the Village

The village's road network is the primary structuring element, with Main Street and Morass Road acting as key circulation routes that define movement through the settlement. These roads provide the main connections between residential pockets, local amenities, and surrounding farmland, reinforcing the linear and fragmented nature of the built environment. Footpaths and informal rural tracks further contribute to local connectivity, allowing pedestrian movement between dwellings and green spaces.

Edges - The Transition Between Built and Natural Landscapes

One of the defining characteristics of Beckermat is its soft rural edges, where the built form meets open countryside. This creates a gradual transition rather than a hard boundary, blending residential areas with agricultural fields, tree belts, and hedgerows. These edges define the limit of development while reinforcing the village's rural character, ensuring that any new intervention must be sensitive to this semi-permeable boundary.

Nodes - Points of Activity and Focal Areas

While Beckermat lacks dense urban districts, it does contain subtle focal points, primarily in the form of:

- **The central village core**, where local services and amenities provide a natural point of congregation.
- **Green spaces and open land**, which act as informal gathering places, particularly near the village's play areas and public footpaths.
- **Road junctions**, which, in the absence of a formal high street, subtly influence the way movement and orientation occur within the village.

These nodes serve a practical function, shaping movement and contributing to the identity of the settlement despite its dispersed nature.

Site Analysis

LOCAL SITE ANALYSIS

Local Site Analysis

Site Context and Location

The proposed development site is situated between Morass Road and Fleming Drive in Beckermet, Cumbria, with a west-to-east orientation. Positioned within a well-established residential area, the site is bordered by existing dwellings, contributing to a cohesive urban fabric.

Site Characteristics

Currently comprising grassland, the site presents a valuable opportunity for infill development that complements the surrounding residential context. The integration of this site into the existing urban grain aims to enhance the continuity and character of the neighborhood.

Ecological and Arboricultural Considerations

A comprehensive arboricultural assessment has been conducted, identifying mature trees of varying ecological value on the northern and southern boundaries. Notably, a Category A tree located in the northwest corner will be preserved, along with several Category B trees to the south. The development layout has been sensitively designed to minimize ecological disturbance, with careful consideration given to tree root protection zones and canopy spreads.

Topography and Access

The site's topography presents a gradient that poses challenges for vehicular access from both Morass Road and Fleming Drive. After evaluating multiple access options, it was determined that utilizing the existing adopted road at Fleming Drive offers the most practical solution, minimising ecological impact and infrastructure requirements. Although a dual-access approach was considered, the steep terrain rendered this unfeasible. However, the design incorporates a pedestrian pathway through the site, enhancing connectivity between Morass Road and Fleming Drive and promoting walkability within the community.

Surrounding Built Environment

The local architectural vernacular comprises a mix of one- and two-storey residential dwellings, featuring a variety of roof styles, materials, and façade treatments. This diversity offers an opportunity to introduce a development that is both sympathetic to its context and contributes positively to the architectural character of Beckermet. A detailed study of local typologies, materials, and streetscape patterns has informed the design approach, ensuring a cohesive and contextually appropriate development.

Design Response

The following proposed scheme reflects a thoughtful response to the site's constraints and opportunities. The layout maximises natural light penetration, respects the privacy and amenity of neighboring properties, and integrates green spaces to enhance biodiversity. The architectural design draws inspiration from local materials and forms, fostering a sense of place and continuity with the existing built environment.





Key Design Concepts - Beckermat Residential Development

Site Constraints & Landscape Considerations

The Beckermat site presents an opportunity for high-quality residential development that sensitively integrates with the existing village fabric and surrounding landscape.

The layout has been designed to maximise natural light, respect neighboring properties, and enhance landscape connectivity by retaining key green features and enhancing local connections through the site.

A fabric-first approach ensures a sustainable response to energy performance, with high levels of insulation, controlled air tightness, and passive solar gain.

Massing & Contextual Response

The proposed development introduces a cohesive residential typology that aligns with the surrounding one and two-storey dwellings, replacing an underused site with thoughtfully designed homes.

The scale, proportion, and rooflines reflect neighboring properties, ensuring a harmonious transition while maintaining an individual identity within the streetscape.

Internal layouts have been designed with spatial efficiency, ensuring a strong connection between internal and external environments.

Materiality & Architectural Language

The material palette takes inspiration from vernacular architecture, utilising a combination of brickwork, timber, and contemporary detailing to provide a timeless aesthetic.

The use of natural materials enhances textural richness, reinforcing a sense of place while ensuring durability and low maintenance.

The Arrival Experience & Spatial Flow

The arrival space is conceived as a threshold between public and private realms, designed to create a welcoming, human-scale entry sequence.

Thoughtful spatial planning enhances connectivity between rooms, ensuring visual and physical flow between key living areas.

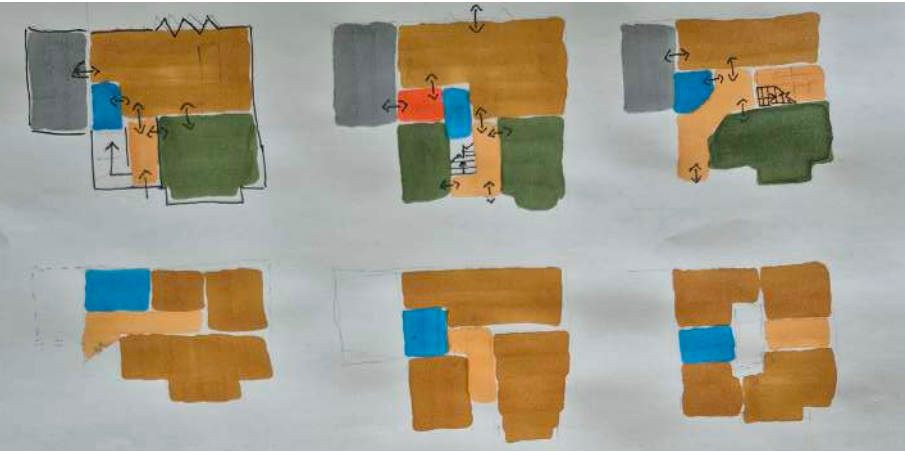
Consideration has been given to both plan and section, ensuring volumetric balance, daylight penetration, and an intuitive sense of movement within the homes.

Designing for Experience & Emotion

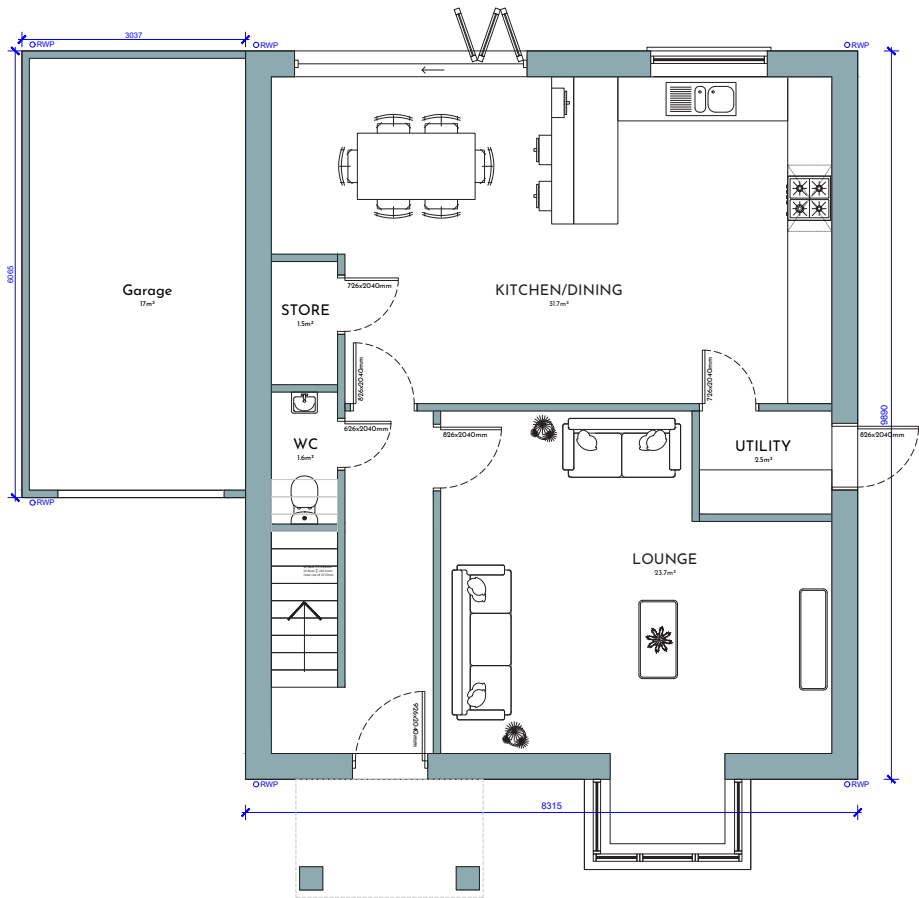
Spaces are conceived beyond their functional designation—a bedroom is not just a place to sleep, but a place of rest, retreat, and regeneration. The development aims to create homes that evoke emotion, balancing comfort, openness, and sensory engagement.

Conclusion

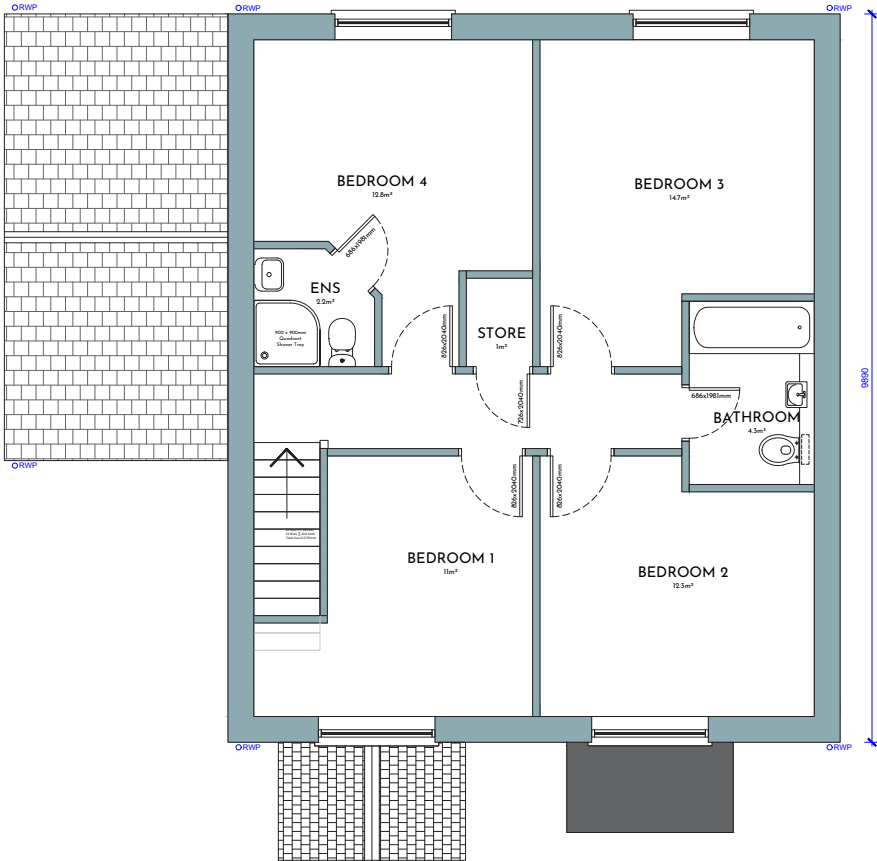
The Beckermat development is a thoughtfully conceived scheme that balances contextual sensitivity, and contemporary living standards. The architectural response is rooted in place, drawing from local materials, while ensuring high sustainability credentials and a human-centric design approach. The result is a development that is both timeless and forward-thinking, contributing positively to the local built environment.



DESIGN
DEVELOPMENT



Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50

Typical Floor Plan - 'The Kirkton' (As and OPP)

The Kirkton is the anchor of the development, positioned at the front of the site. The design has evolved through an iterative process, ensuring that each space is carefully considered to enhance the quality of life for its occupants.

Ground Floor Design

The Kirkton is a four-bedroom dwelling, offering generous, flexible living spaces that cater to a diverse range of occupants.

The ground floor prioritises comfort and accessibility, featuring:

- A spacious lounge, designed as an intimate and restful retreat.
- A ground-floor WC, sits of the entrance hall and a further store room in located in the kitchen/dining room
- A generously proportioned kitchen and dining area, designed for both daily use and entertaining. The kitchen benefits from having direct access to the utility room.
- A utility room, positioned for practicality and convenience, acting as a buffer space between the external environment and the internal living areas.

First Floor Design

The first floor accommodates four bedrooms and a family bathroom, ensuring flexibility for various household needs. Key design features include:

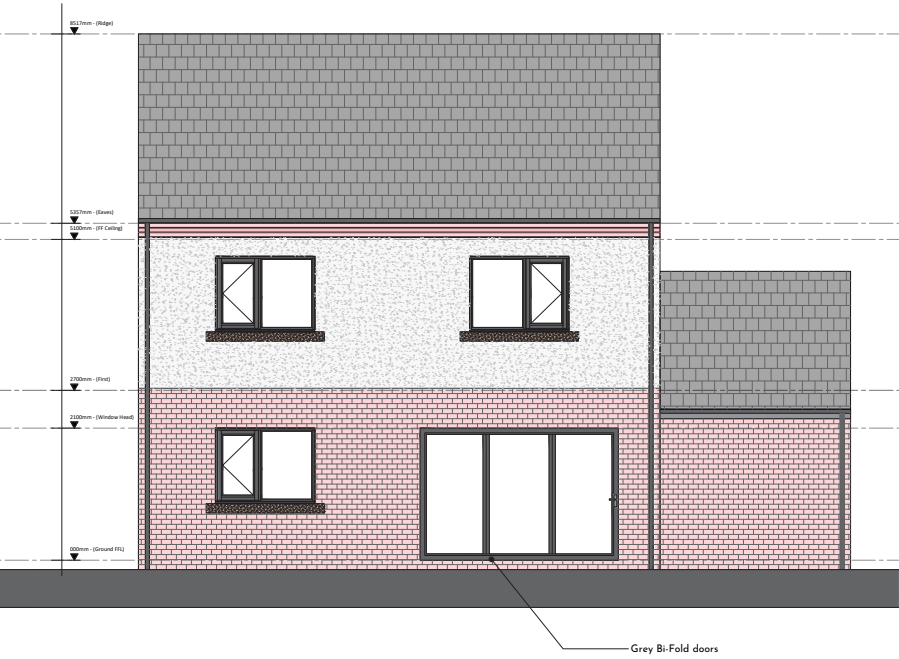
- Ensuite to the main bedroom 4
- Generous windows overlooking to the front/rear
- Additoinal store room located on the landing

Summary

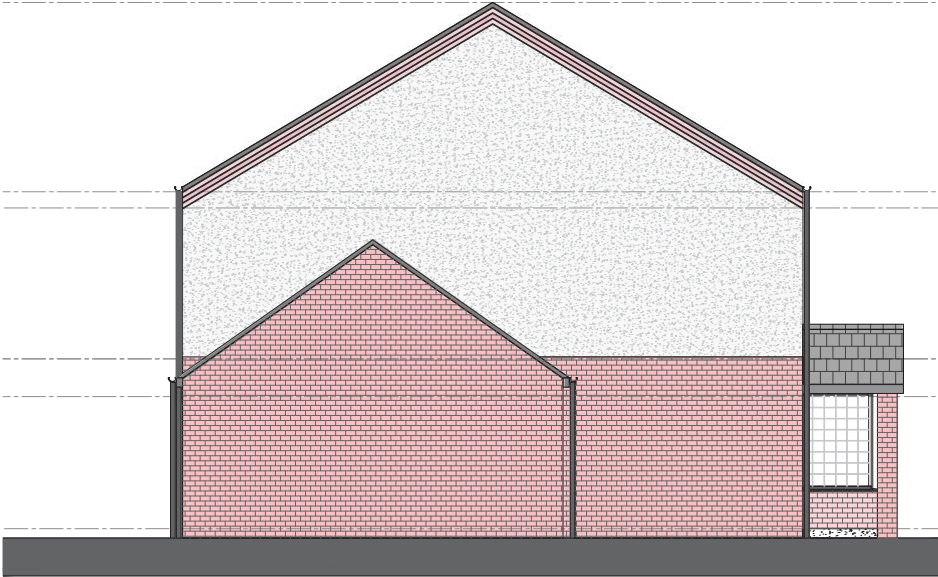
'The Kirkton' embodies thoughtful and balanced generous internal spaces with a considered architectural form. Its layout and spatial hierarchy prioritize comfort, flexibility, and connection, making it a high-quality addition to the development and a home that will evolve with its occupants over time.



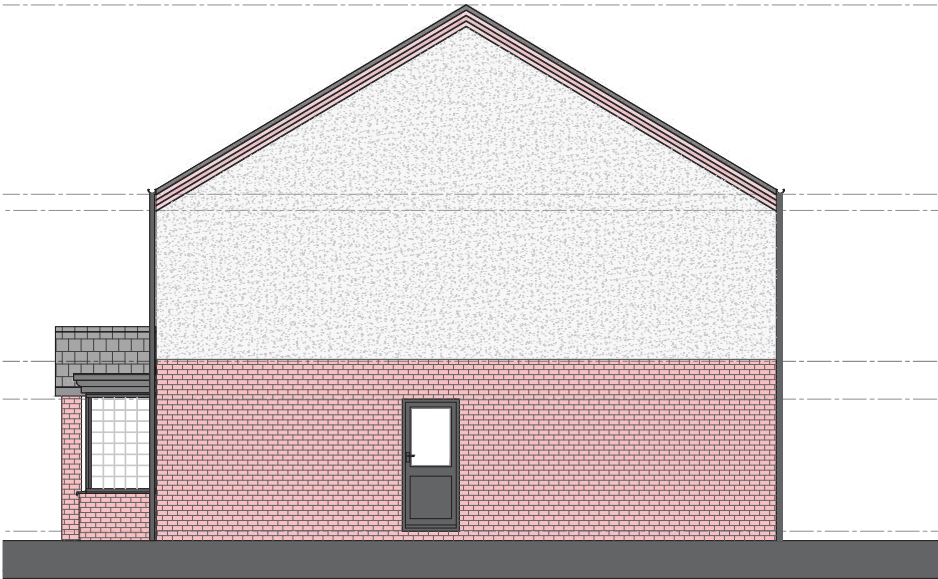
Proposed Front Elevation
Scale 1:50



Proposed Rear Elevation
Scale 1:50



Proposed Side Elevation
Scale 1:50



Proposed Side Elevation
Scale 1:50

Front & Rear Elevations - 'The Kirkton'

The elevations of The Kirkton have been carefully crafted to establish a strong architectural presence, reinforcing its role as the gateway to the development. Positioned at the front of the site, it serves as an anchor, creating a visual and contextual transition between the surrounding residential grain and the internal arrangement of the scheme.

The design process has prioritised elevation articulation, ensuring that the proportions, materiality, and detailing are all in harmony with both the site constraints and the wider vernacular. While the building draws on local references, it is not a mere replication of the past but a considered evolution—balancing historical context with a contemporary interpretation of form and function.

Materiality & Design Approach

'The Kirkton' employs a robust yet refined material palette, reflecting the surrounding built environment while offering subtle distinctions that enhance its presence:

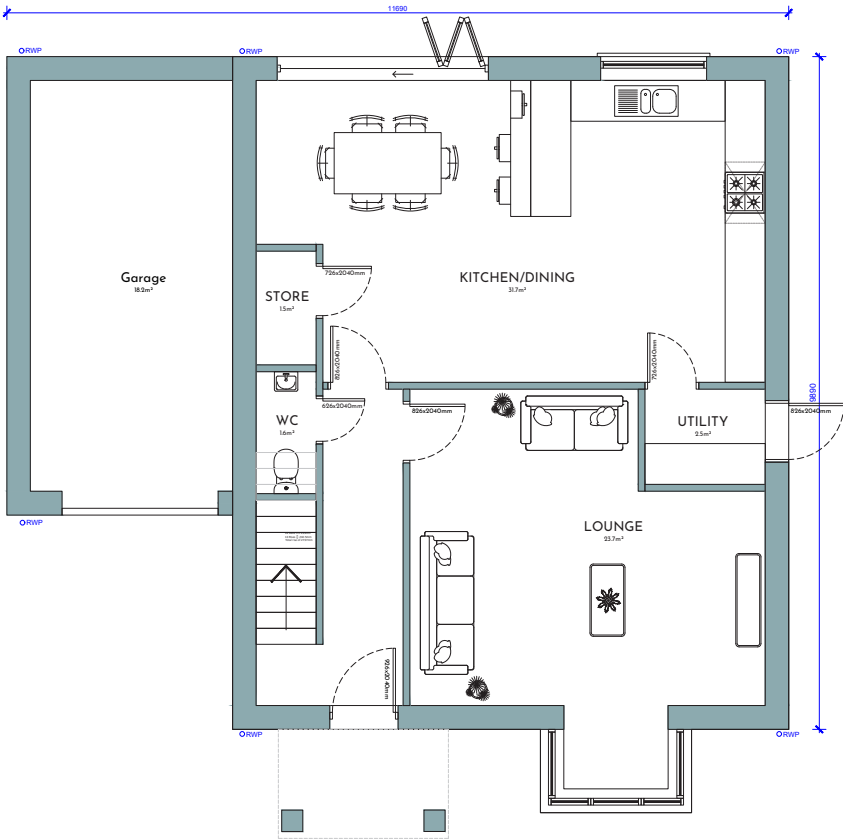
- Red brick - A primary building material, providing a durable and timeless character that sits comfortably within the established streetscape.
- Grey roof tiles - Selected to complement the traditional pitched roofscape, while ensuring a subtle, contemporary aesthetic.
- Grey-framed windows - Adding a crisp contrast, reinforcing visual sharpness and clarity within the elevation.
- Render-to first floor - Used to break up the massing, introduce lightness, and provide a rhythmic variation to the façade.

The Kirkton interacts more directly with the public realm. This required additional consideration of façade composition, ensuring a sense of rhythm and proportion that contributes positively to the street frontage.

The ridge height and sectional profile were refined through a series of design iterations, responding both to spatial efficiency within the home and the need to maintain coherence with neighboring properties. This balance between internal functionality and external form ensures that The Kirkton presents itself as a confident yet contextually appropriate addition to the Beckermat area.

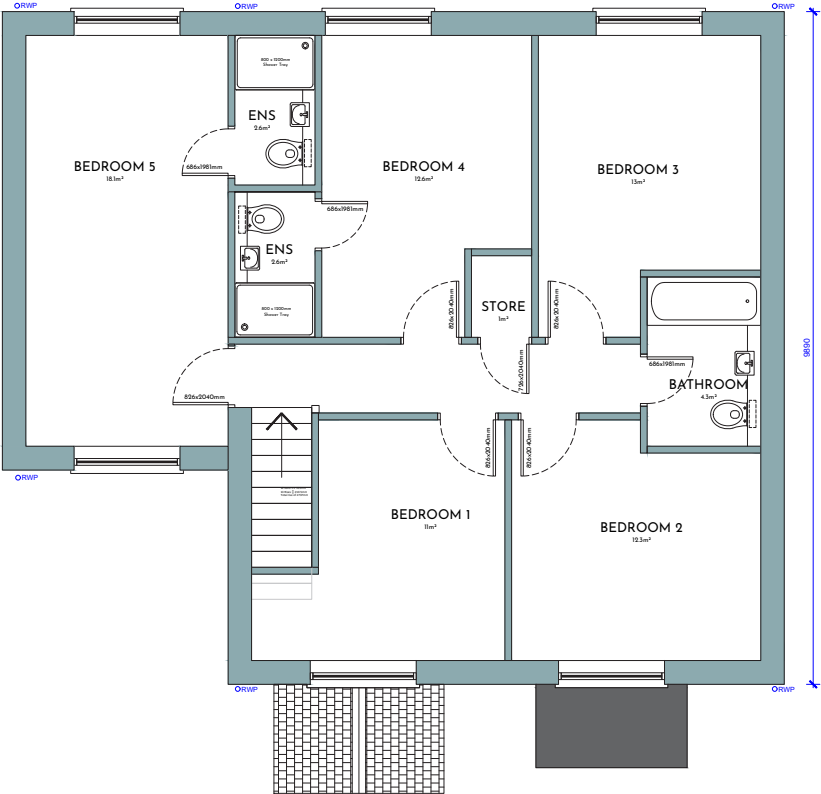
Conclusion

'The Kirkton' is a bold yet respectful architectural response, reinforcing the development's design language while contributing positively to the streetscape. Its carefully composed elevations, well-proportioned massing, and considered materiality create a home that is both familiar and forward-thinking—a modern interpretation of traditional residential forms, ensuring lasting visual and functional integrity.



'THE BECKTON'
5 BEDROOM
GROUND FLOOR 71.8 M²

Proposed Ground Floor Plan
Scale 1:50



'THE BECKTON'
5 BEDROOM
FIRST FLOOR 90 M²

Proposed First Floor Plan
Scale 1:50

Typical Floor Plan - 'The Beckton'

The Beckton is the large 5 bedroom dwelling. Acting as a connection from Morass road thought the site, it presents itself by infilling inbetween two existing properties and allows for a new pedestrain access onto the new site. The design has evolved through an iterative process, ensuring that each space is carefully considered to enhance the quality of life for its occupants. While sharing key design themes with 'The Kirkton', the layout of 'The Beckton' has been refined and adapted to suit the steep site plots found within the site area, maintaining a balance between spatial efficiency and high-quality living.

Ground Floor Design

The Beckton is a five-bedroom detached house offering generous, flexible living spaces that cater to a diverse range of occupants. We have tried to keep similar themes from the Kirkton design intent but given the nature of these plots the designs had to be adapted to suit.

The ground floor prioritises comfort and function, featuring:

- A spacious living room, designed as an intimate and restful retreat with a bay window to the front.
- A ground-floor WC and storage area
- A generously proportioned kitchen and dining area, designed for both daily use and entertaining.
- A utility room, positioned for practicality and convenience, acting as a buffer space between the external environment and the internal living areas.

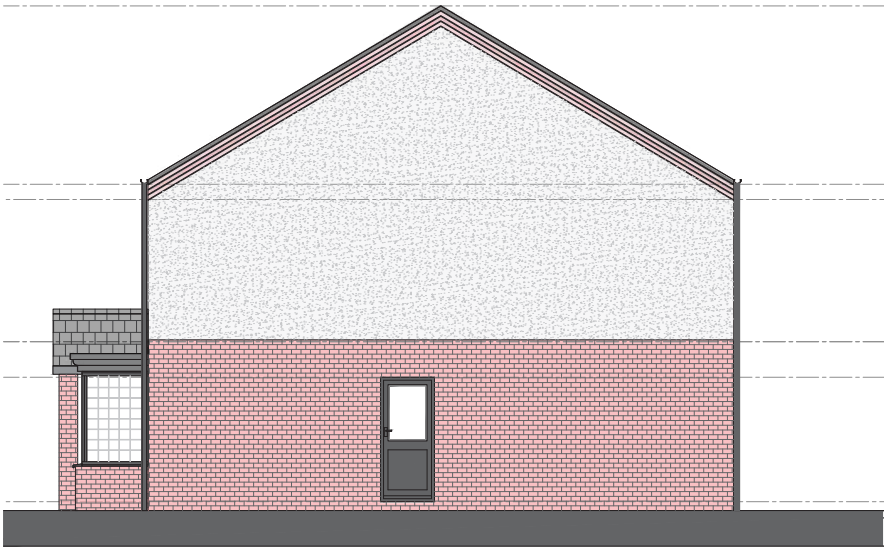
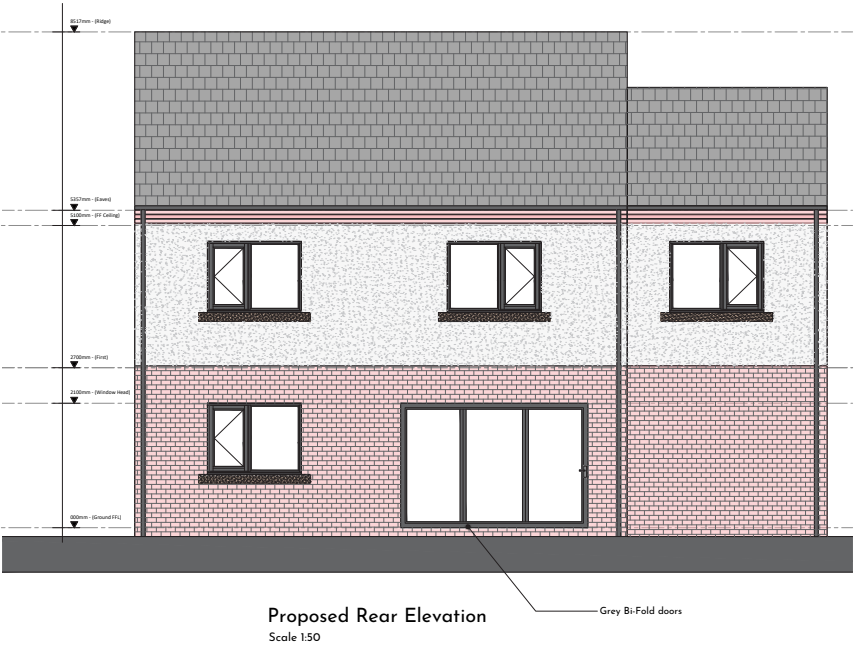
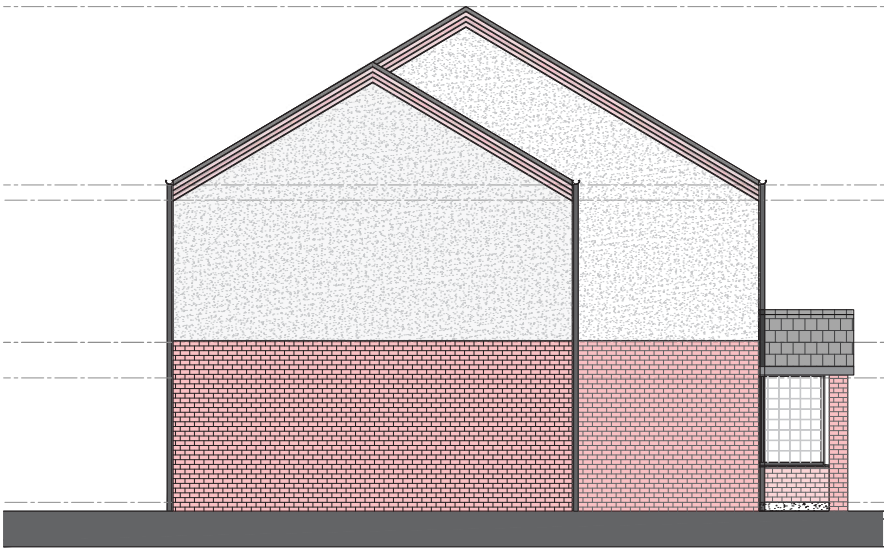
First Floor Design

The first floor accommodates three bedrooms and a family bathroom, Key design features include:

- 5 Bedroom generously sized bedrooms
- Two rooms have access to a ensuite
- Family bathroom and storage off the first floor landing

Summary

'The Beckton' embodies a thoughtful and adaptable approach to modern living, balancing spatial efficiency with a considered architectural response. The home has been carefully designed to integrate natural light, flexible living arrangements, and a strong connection between spaces, creating a harmonious and well-proportioned dwelling. By drawing from adjacent dwellings in terms of massing and material while responding to the contextual constraints of the site, 'The Beckton' offers a high-quality residential environment that will evolve with its occupants over time.



Front & Rear Elevations - 'The Beckton'

The elevations of The Beckton were developed through an iterative design process, where plans, sections, and elevations continuously informed one another. This cyclical refinement ensured that every architectural decision aligned with the overall design intent, resulting in a well-balanced and considered form.

Early-stage vernacular and material studies played a crucial role in shaping the elevation design. We recognise that architectural progression often requires a balance between respecting historical context and embracing modern advancements. While the surrounding built environment provides a foundation of reference, it is essential to explore contemporary responses that enhance both functionality and aesthetic cohesion.

Materiality & Design Language

'The Beckton' adopts a simple yet refined material palette, drawing directly from local precedents:

- Red brick - A predominant material within the local streetscape, ensuring a timeless and robust architectural character.
- Bay window project to the ground floor
- Brick and Timber entrance canopy to create a anchored arrival space to the front of the property helping to create further character on the street scene
- Grey roof tiles - Complementing the existing material vernacular while providing a subtle and contemporary finish.
- Grey-framed windows - Offering a crisp contrast that refines the elevation without overpowering its context.
- Render to first floor - Creating visual relief and lightening the massing, enhancing the proportions of the upper-level elements.

The ridge height and sectional profile underwent a series of modifications to ensure that the design harmonized with the surrounding properties, while still achieving spatial efficiency and internal comfort. This process involved adjustments to both plan and elevation, ensuring an outcome that is both contextually appropriate and functionally optimised.

The result is an architectural response that is modest yet sophisticated, contributing positively to the site and enhancing the local character. 'The Beckton' is a well-considered and thoughtfully crafted home, designed to provide a high-quality living environment that complements its surroundings while offering a modern and enduring architectural expression.

Typical Floor Plan - ‘The Crofton’ (As & Opp)

The Crofton is the large 5 bedroom dwelling. This large dwelling sits within the centre of the site, creating a visual distinction along the street scene. The Crofton helps knit together the different house types across the site. ‘The Crofton’ has been refined and adapted to suit the steep site plots found within the site area, maintaining a balance between spatial efficiency and high-quality living.

Ground Floor Design

The Crofton is a five-bedroom detached house offering generous, flexible living spaces that cater to a diverse range of occupants. We have tried to keep similar themes from the Kirkton and the Beckton design intent but given the nature of these plots the designs had to be adapted to suit.

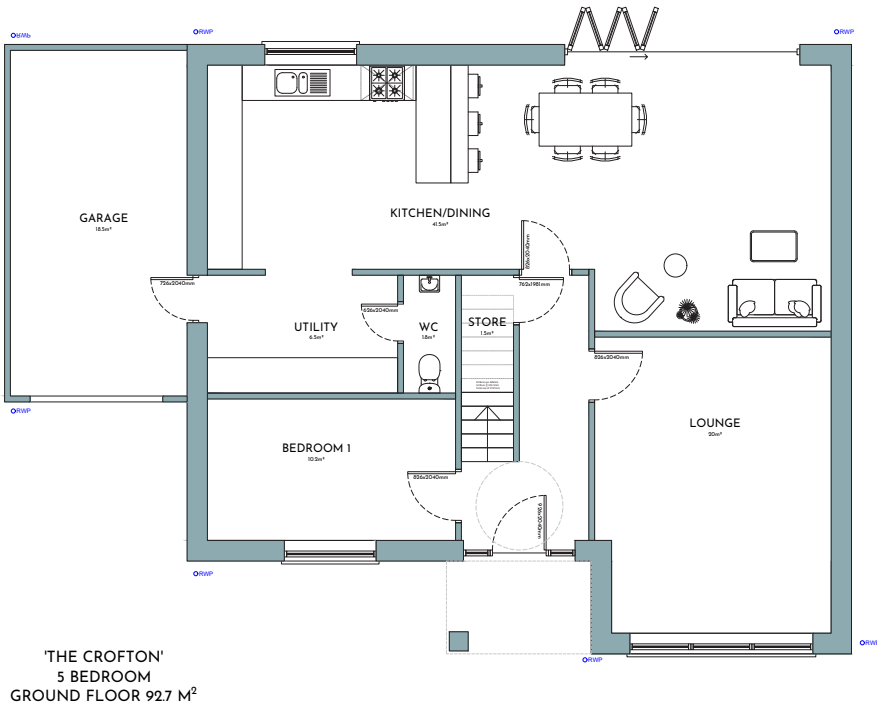
The ground floor prioritises comfort and function, featuring:

- A spacious living room projecting in front to help with the street presence
- A ground-floor WC and storage area
- A generously proportioned kitchen and dining area, designed for both daily use and entertaining.
- A utility room, positioned for practicality and convenience, acting as a buffer space between the external environment and the internal living areas.
- Ground floor bedroom
- Ajoining garage which is accessible from inside the property

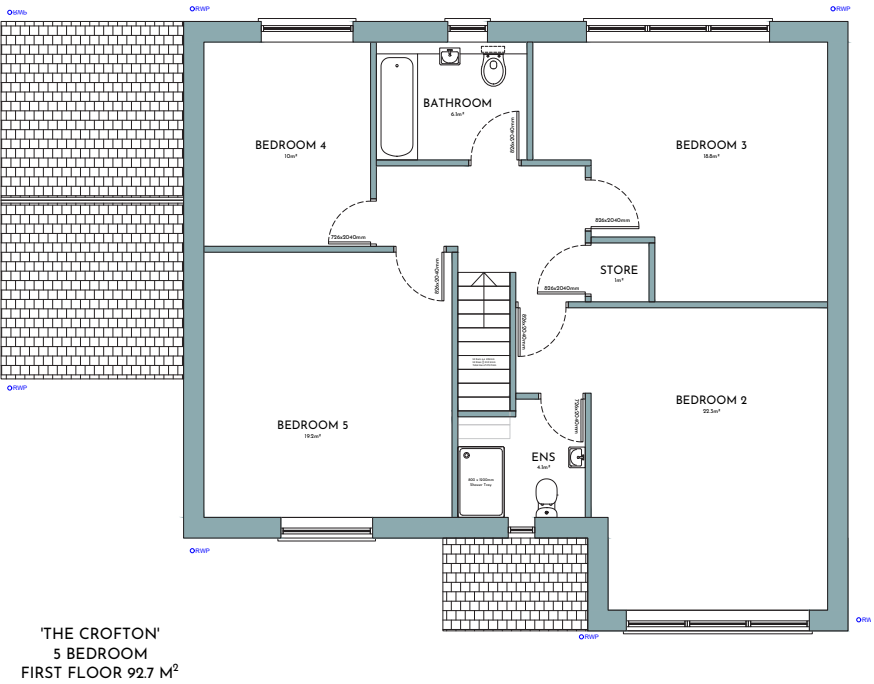
First Floor Design

The first floor accommodates four bedrooms and a family bathroom, Key design features include:

- 4 further Bedrooms generously sized bedrooms including one master bedroom with ensuite.
- Family bathroom and storage off the first floor landing
- High quality A frame glazed to the front of the property.



Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50

Summary

‘The Crofton’ is a distinctive five-bedroom detached residence strategically positioned at the heart of the development, serving as a central focal point that unifies the diverse architectural styles across the site. Its design has been thoughtfully refined to accommodate the site’s steep topography, ensuring both spatial efficiency and high-quality living environments.

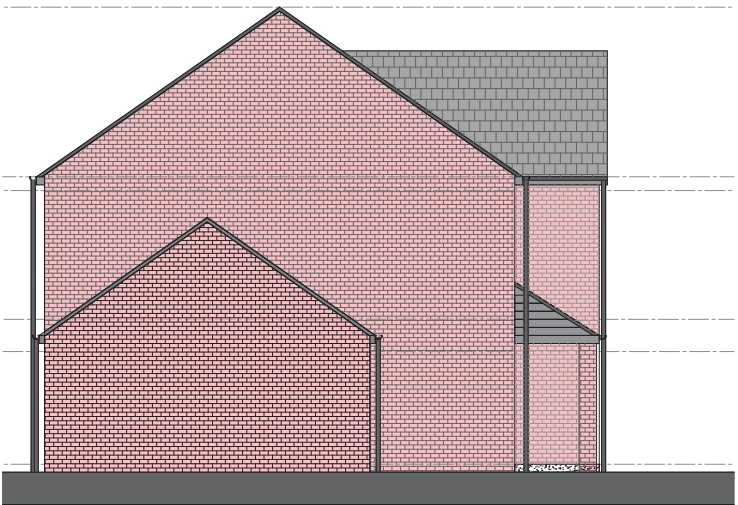
The ground floor offers versatile living spaces, including a prominent living room that projects forward to enhance street presence, a generously sized kitchen and dining area suitable for daily use and entertaining, a practical utility room acting as a transitional buffer between the exterior and interior, a ground-floor bedroom, and an adjoining garage accessible from within the property.

The first floor comprises four well-proportioned bedrooms, including a master bedroom with an ensuite bathroom, a family bathroom, and additional storage accessible from the landing. A notable architectural feature is the high-quality A-frame glazing at the front of the property, which not only enhances the façade but also floods the interior with natural light.

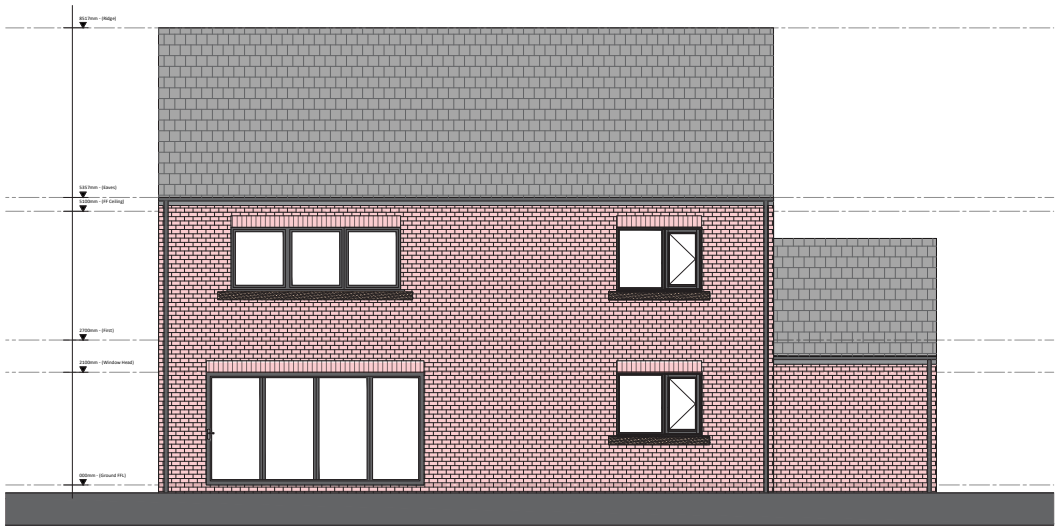
By drawing inspiration from adjacent dwellings in terms of massing and materials, while responding to the unique constraints of the site, ‘The Crofton’ contributes to a cohesive and high-quality residential environment. Its design integrates natural light, promotes flexible living arrangements, and fosters a strong connection between internal spaces, creating a harmonious and adaptable home that meets the needs of modern living.



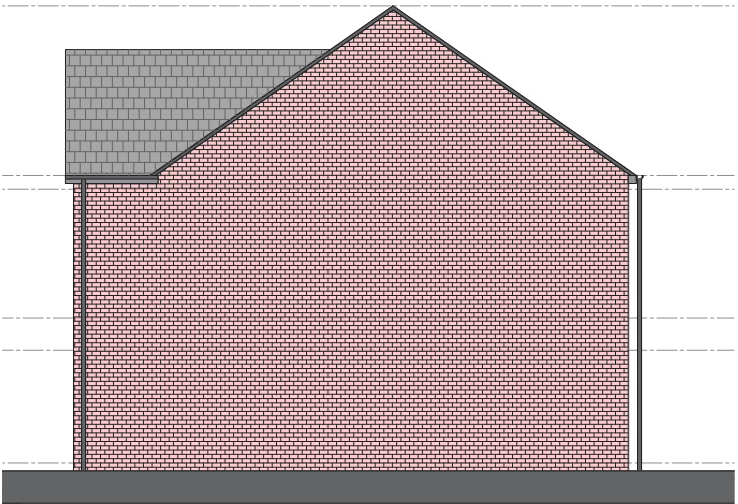
Proposed Front Elevation
Scale 1:50



Existing Side Elevation
Scale 1:50



Existing Rear Elevation
Scale 1:50



Existing Side Elevation
Scale 1:50

Front & Rear Elevations - 'The Crofton' (As & OPP)

The elevations of The Crofton have been carefully developed through an iterative design process, ensuring cohesion between plan, section, and form. This iterative approach allowed for continuous refinement in response to the site's topography, ensuring the house type not only meets functional needs but also expresses a clear architectural identity within the wider scheme.

Given The Crofton's prominent placement at the centre of the development, its elevation design plays a crucial role in reinforcing a sense of arrival and continuity across the site. The architectural language draws on cues from adjacent dwellings but has been adapted to address the specific challenges posed by the steep plot gradients, resulting in a form that is both contextually responsive and visually distinct.

Materiality & Design Language

The Crofton employs a material palette and composition that echo the site's vernacular while subtly elevating the house type to reflect its prominent position:

Red brickwork - Provides a robust and familiar base that ties the dwelling into the local architectural character and lends a sense of permanence.

Forward-projecting living room - A subtle projection to the ground floor enhances the home's street presence, offering depth and articulation to the front elevation.

Simple porch canopy - Brick piers with a modest canopy provide a legible entrance point, creating shelter while establishing a strong architectural rhythm.

Grey roof tiles - Complement the red brick and tie in with neighbouring house types, offering a muted, modern finish to the roofscape.

Grey-framed windows - Offer a crisp contrast to the brickwork, helping articulate window openings and enhance the building's contemporary detailing.

A-frame glazed gable feature - A distinctive high-level glazed opening provides natural light to the first-floor landing and establishes a recognisable identity for the house type, contributing positively to the roofline and street elevation.

The elevation was designed in parallel with careful massing studies to ensure The Crofton sits comfortably alongside other house types. Adjustments to ridge heights, roof pitches, and the depth of projections were all explored to preserve visual harmony while taking full advantage of interior space.

The result is a house that feels robust and grounded while offering moments of architectural clarity and refinement. The Crofton stands as a key anchor point within the development, tying together various character areas through consistent material use, while offering a flexible, high-quality living environment for modern family life.



Proposed Site Layout
Scale 1:250

REV	DESCRIPTION	DATE
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Total Site Area:
5,595m²

Site Legend

- Application Site
- 4 BED / 2 Storey - 141m² + 17m² Garage
- 5 BED / 2 Storey - 185m² + 18m² Garage
- 5 BED / 2 Storey - 161m² + 18m² Garage

- 1.8m close boarded timber fence between concrete posts at 1.8m centres
- Gate (1.8m high) close boarded (position after meter cupboards to allow access)
- Paving flags to perimeter and patio area
- Low level evergreen planting to boundaries and borders. Specific details to specialist design
- Block paving to private road
- 1.1m Black Metal rail

PLANNING

24121-P-004

PROJECT / Proposed Sketch Layout
Hunter Rise, Beckermat, Cumbria

TITLE / Proposed Site Plan

SCALE / 1:250 @ A1 DRAWN BY / EC

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Visual 01



Visual 02



Visual 03

PLANNING STATEMENT

Planning Policy Compliance Statement
Land to Rear of Hunter Rise, Beckermets, Cumbria

National and Local Planning Policy Compliance

The proposed development for the land to the rear of Hunter Rise, Beckermets, Cumbria has been carefully designed to align with both national planning policy (NPPF) and local planning policy (Copeland Local Plan). This ensures that the scheme contributes positively to housing delivery, sustainable development, and local character, while meeting key planning objectives.

National Planning Policy Framework (NPPF)

The NPPF (2024) sets out the government’s planning policies for England, placing emphasis on sustainable development, high-quality design, and effective land use. The following key sections are relevant to this proposal:

- o **Delivering a Sufficient Supply of Homes (Chapter 5):**
The development contributes to national objectives by introducing 10/11 new dwellings, supporting Copeland’s housing targets and ensuring efficient use of land.
- o **Promoting Sustainable Transport (Chapter 9):**
The site benefits from adequate transport links, promoting walking, cycling, and public transport use, thereby reducing car dependency in line with national sustainability objectives.
- o **Achieving Well-Designed Places (Chapter 12):**
The development has been informed by local character, with careful consideration of massing, scale, and material selection to ensure it integrates well with its surroundings.
- o **Promoting Healthy and Safe Communities (Chapter 8):**
The layout promotes secure access, natural surveillance, and inclusive public spaces, contributing to a safe and cohesive neighborhood.
- o **Meeting the Challenge of Climate Change, Flooding, and Coastal Change (Chapter 14):**
The proposal adopts a fabric-first approach with high insulation standards, low air tightness, and renewable energy integration, ensuring long-term sustainability.

Copeland Local Plan 2021-2039 Compliance

The Copeland Local Plan 2021-2039 provides a strategic framework guiding development in the borough. The proposal aligns with the following policies:

- o **SP H1: Housing Strategy:**
The development supports the strategic objective of delivering a sufficient supply of homes to meet the needs of the community, contributing to Copeland’s housing supply targets.
- o **SP DS1: Settlement Hierarchy:**
Beckermets is identified as a sustainable rural village where appropriate development is supported. This proposal aligns with that strategy by utilizing land within an established settlement.
- o **SP DS6: Design and Development Standards:**
A high-quality, contextually responsive design has been achieved, respecting local scale, massing, and architectural language, thereby enhancing the existing residential fabric.
- o **SP T1: Improving Accessibility and Transport:**
The design prioritizes pedestrian and cyclist access, with secure cycle storage and safe vehicular access, supporting sustainable transport choices.
- o **SP ENV1: Environmental and Sustainability Principles:**
The proposal integrates sustainable design features, including energy-efficient building methods and renewable energy sources, contributing to Copeland’s environmental objectives.
- o **SP HCI: Health and Wellbeing:**
The development promotes healthy living by integrating landscaped areas, pedestrian-friendly design, and sustainable travel measures, thereby enhancing community well-being.

Conclusion

The proposed development at the rear of Hunter Rise, Beckermets, is fully compliant with national and local planning policies, contributing to housing supply, sustainable growth, and high-quality design. By respecting the local vernacular, integrating sustainable features, and promoting community well-being, the scheme aligns with both the NPPF and Copeland Local Plan 2021-2039 objectives. As such, it represents a sustainable, well-designed residential development that should be supported.