

DESIGN AND ACCESS STATEMENT

PROPOSED DEMOLITION OF DWELLING AND ERECTION OF 3 DWELLINGS WITH ASSOCIATED PARKING

MAYTHORNE, BUNNY LANE, KEYWORTH

December 2023

The application site is situated on the northern side of Bunny Lane, adjoining the residential housing development being currently built by Bloor Homes on the western approach to Keyworth.

The existing dwelling is a detached bungalow built early 1940's. The dwelling has a front garden screened from Bunny Lane by a mature hedge.

To the side (west) of the dwelling is an old orchard which has become overgrown. A telecommunications mast and compound is sited to the western boundary with gated access for maintenance.

The proposed development site has a frontage to Bunny Lane of approximately 60 metres and a site depth of between 31 metres to the western side and 34 metres to the eastern side.

The application seeks full planning permission for demolition of the existing bungalow and the erection of 3 detached dwellings with garages and associated parking.

The dwellings will be traditionally built using brickwork and tiled roofs. All will be 2 storeys with maximum eaves heights of 5.00 metres and a maximum ridge height of 9.20 metres.

The 3 dwellings will be accessed from Bunny Lane, Plots 1 and 2 will have a shared access, with Plot 3 having it's own. Parking provision will be in accordance with Nottinghamshire County Council's residential car parking standards.