

# Design and Access Statement

Proposed 1no. dwelling on land adjacent to  
Emohruo  
Newark Road  
Wellow  
Notts.  
NG22 0EA

Full Planning application for the construction of 1no.  
chalet style bungalow.

January 2024

## 1. INTRODUCTION

1.1 This document is prepared in support of the Full Planning Application for the construction of 1no. two storey chalet style dwelling adjacent to Emohruo, Newark Road, Wellow. NG22 0EA

## 2. SITE LOCATION

2.1 The application site for the proposal lies to the south west side of Newark Road and to the north west of the existing two storey dwelling at Emohruo.

2.2 The site is not within a Conservation Area.

## 3. THE APPLICATION SITE

3.1 The existing dwelling at Emohruo is a mid 20<sup>th</sup> Century 2 storey dormer style bungalow. The existing dwelling enjoys a very reasonable front garden, a large side garden to the north west and a large rear garden area and enjoys it's own private drive access from Newark Road.

3.2 It is proposed to utilise the side garden part of the garden space of the existing dwelling to form a new separate single dormer style dwelling. The plot area is 574 sq.m.

## 4. DESCRIPTION OF THE PROPOSAL

4.1 The proposal as submitted delivers 1no. reasonably proportioned 2 storey chalet style bungalow which gives accommodation of 3 bedrooms at first floor level, a separate private lounge, study and family room kitchen.

4.2 The dimensions of the proposed dwelling are:

Width across the plot 8.9m.

Length of dwelling from 13.35m to 15.2m

Height to eaves 2.4m

Height to ridge 8.07m

4.3 The new dwelling will be constructed in traditional form, and will enjoy a decent sized private garden space, 2no. parking areas to the plot frontage and will allow for a decent sized vehicular turning facility space to allow vehicles to enter and leave the site in a forwards direction. The site access will be arranged as a shared access drive with the adjacent dwelling at Emohruo, which is proposed as part of a separate Planning application to be extended and remodelled and is to have an improved and widened existing access.

External materials are noted on the accompanying plans comprising good quality facing bricks and contrasting concrete interlocking roof tiles and contrasting window and door features.

4.4 The ground floor level of the proposed dwelling is to be set at the same level as the dwelling adjacent (Emohruo).

4.5 The proposed dwelling will enjoy an electric vehicle charging point to be positioned to the front north western corner of the dwelling making it easily accessible to be adjacent to one of the two car parking spaces.

4.6 The proposed dwelling is also to have incorporated a secure cycle storage space to the rear south east corner of the dwelling which will allow for one or two cycles to be chained to the structure of the storage facility.

4.7 Access to the dwelling via the shared and improved private drive serving Emohruo is to be a minimum of 4.8m in width. It is to be hard surfaced in tarmac or paving bricks for a distance of 5.5m into the site and is to have incorporated a channel drainage across the entrance to Newark Road to prevent surface water discharge from the drive into the highway.

4.8 The access position onto Newark Road allows for visibility splays of 2.4m x 57m in a north westerly direction and 2.4 x 100m in a south easterly direction both of which are better than the minimum required standards.

## 5. SUPPORTING PLANS

5.1 The plan attached (drawing no. 1009-03A), is the scheme design for the dwelling and which shows the proposed ground and first floor layout, along with proposed elevations, a site layout plan and site location plan all of which has been prepared to indicate how it is felt that this development may be implemented.

## 6. BOUNDARY TREATMENT

6.1 Existing fences to the north east, north west and south west boundaries are to remain.

6.2 It is proposed to provide an open frontage to this property and Emohruo thereby utilising the shared circulation spaces, and from a point level with the dwelling frontages a 900mm high close boarded fence is to be provided between the two properties and which will increase in height to 1.8m high from the rear elevation wall down to the most south westerly boundary.

## 7. ARBORICULTURAL

7.1 There are no trees, or hedgerows on the site of the dwelling requiring an arboricultural assessment to be carried out.

## 8. ECOLOGICAL

8.1 The plot for the dwelling is a level site which was garden land for the dwelling at Emohruo, it was laid to lawn, nor overgrown; as such it is not felt that there should be an Ecological assessment needing to be carried out.

## 9. FLOOD RISK

9.1 The site is not within an area at risk of flooding.

## 10. CONCLUSION

10.1 It is felt that the proposal as shown have been designed so as to allow no overlooking of any adjacent private garden spaces, over shadowing or over massing of adjoining properties to the northwest, and also to the existing dwelling at Emohruo. It is felt that the proposed access arrangements enjoyed by Emohruo will allow for the two dwellings to safely access and leave each dwelling whilst allowing vehicular turning as required.

10.2 The style of the proposed dwelling is similar to that of the existing dwelling at Emohruo and as such is considered to be in character with the many varied designs of dwelling in the area.

10.3 Your consideration for approval is therefore requested.

Richard Smallwood M.C.I.A.T.

Chartered Architectural Technologist

VENTURE architectural

January 2024