

## **Supporting Statement – Outline Planning**

**918 Woodborough Road, Mapperley**

### **Amount**

The proposed number of units has reduced from 4no studios to 2no 1 bedroom flats

### **Layout**

The layout of units are typical of what is expected for this type of development. The gross internal floor areas proposed complies with the National Space standards.

A proposed external yard/storage space for the commercial unit at 918 Woodborough Road.

A total of 3no garaged will be demolished

### **Use**

#### Proposals

2 x residential units

1 x yard for commercial unit at 918 Woodborough Road

### **Scale**

The height of the proposed development is no higher than neighbouring dwellings.

### **Landscaping**

The ground floor flat has access to a private garden to the rear. The development is set back from the road with hard landscaping between the main entrance and the highway.

### **Appearance**

Brick detailing and stone cills/heads have been proposed to mimic the local neighbouring properties.

### **Access**

Access remains unchanged from Bennett Road.

There are no parking spaces proposed due to the close proximity to Mapperley Top with public transport circa 100 metres from the site.