



Date : 14th February, 2024

Ref# : 2326_23WW_DS

Applicants: Dawn & Chris Mair
23 Whiteoak Way,
Nailsea,
BS48 4YS

Dear Sir / Madam,

**DESIGN STATEMENT FOR A SINGLE STOREY FRONT EXTENSION TO A DETACHED 2-STOREY HOME AT
23 Whiteoak Way, Nailsea, BS48 4YS**

We propose to create a modest front extension to enable my client, who's mobility has recently become very restricted, to be able to live entirely on the ground floor of their home. Dawn and Chris have 4 children and wouldn't be able to relocate to another property in Nailsea of sufficient size to enable this arrangement. As such the only option for them is to extend.

There is currently a small guest room contained within the previously constructed extension. We propose to enlarge this while also creating a D/A Shower room and D/A ramp and access to the property.

While we appreciate that front extensions have a more significant impact on the street scene, Whiteoak Way has an extremely varied streetscape with a constantly changing building line as per Figure 1 below:



Figure 1: Satellite image of Whiteoak Way (courtesy of Google Maps) - #23 circled

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As can be seen in the image above, the applicant's property is the furthest away from the road in relation to the neighbouring properties to either side, with its main front elevation currently set back approximately 10.5m from the pavement.

The enclosed part of the proposed extension will only reduce this set back by 1.3m to 9.2m. This will still leave it further from the road than 10 of the adjacent properties shown above, and only slightly nearer than the remaining 3.

A further factor to mention with respect to the street scene is that quite a number of properties also have front garages, sheds and high walled enclosures to the front of their homes. This naturally further establishes the heterogeneous streetscape and building line.

Finally, with respect to the extension and its relationship with the host property. We feel the proposals will improve the existing appearance of the house, tying the previous extension in more harmoniously with the main property, with the left-hand 2/3 of the front elevation now stepping back away from the road in like manner with the 1st floor elevation above. There also won't be any impact on neighbour's rights to light, sense of enclosure or privacy.

Given the above considerations, we hope you will be in support of these proposals.