

Our Ref	3013
Proposal:	Demolition of two side garages and two storey side extension to house
Site:	57 High Ash Avenue Leeds LS17 8RS

The form of the extension does not follow the strict guidelines in the House Extension Design Guide which suggests that side extensions should be subordinate to the host. An examination of the other iterations of this house type in the estate shows that a substantial number have been extended successfully without following the principle of subordination of the extension. In the majority of



cases it is not possible to identify the extension save be reference back to common elements in the design. The host has a single storey aspect to the front with a dormer and a one and a half storey section at the stair. This theme has been used with a full two storeys to the rear and the addition of a flat roofed section to provide a shelter to the front door. The full reroofing of the front elevation will ensure that the building reads as an entity.

Highways

The demolition of the garages will pose no parking issues since there is an existing double driveway capable of taking at least two cars without any additional development. Bins and cycle storage will be accommodated by a vestigial garage provided for that purpose.

CRL Architects

February 2024