



DESIGN AND ACCESS

Our Ref 3013

Proposal: Demolition of two side garages and two storey side

extension to house

Site: 57 High Ash Avenue Leeds LS17 8RS

Design statement

Use

The site is a dwelling house located in the Alwoodley suburb of Leeds in an estate of similar houses the majority of which have been extended. It is located on High Ash Avenue almost opposite the junction with High Ash Drive. The host has been extended in the past with a two storey rear extension and the addition of a flat roofed garage to the west side of the site.

Proposal

This involves the demolition of the flat roofed garage and the adjacent semi integral garage and their replacement with a two storey extrusion of the host house. There is currently a nominal gap of about 100mm to No 55 High Ash Avenue to the west and the proposal has been developed to create a 2 metre gap to accord with good design principles.

The extension provides a new entrance hall and storage for cycles and bins to the ground floor front and a kitchen and utility to the rear. On the upper floor, a new master bedroom suite and house bathroom are proposed.

Policy

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