



46 Northern Grove, Didsbury,
Greater Manchester, M20 2NW

Grounds for Application

April 2021

Prepared by HAD

1. INTRODUCTION

This statement aims to support and explain the proposed changes to the rear elevation at 46 Northern Grove, Didsbury. It will outline the current use of the property, the proposal, and any justifications for the changes.

2 USES

The current building is used a residential purpose and has no other history of alternative uses.

3. PROPOSAL

The proposed changes involve the rear of the semi-detached period property. The existing (French)double doors at the rear will be changed for a 3 panel bifold doors. The original opening will need to be widened to accommodate the new doors. The part of the proposal will be to reconfigure the external walls to incorporate unutilised rear porch space for the abutting kitchen. The existing glazing panels will be changed for larger units.

Please see plans for more details.

4. AIM

The bifold doors aim will enhance the interior space and great a link to the external garden area. The bigger opening and glass panels will also allow more natural light into the dining space as well as providing enhanced security features. The specified bifold panels will be of high-quality to compliment and enhance the property. The doors will be appropriately coloured (anthracite grey) with Georgian bars running through each door with the aim to compliment and respect the character of the property. The omission of the porch to become part of the kitchen is proposed to create a more functional kitchen space for the dwelling without any undesirable changes to the existing footprint and scale of the property.

5. JUSTIFICATION

- 5.1 All works and materials will be on high quality to enhance the building and will match the existing where needed.
- 5.1 Work is at the rear of property so will not affect the existing street scene and can only been seen in the dwelling private garden.
- 5.3 All alteration respects the boundary of the property and the existing building footprint so will not contribute to overshadowing or over-development.
- 5.4 All proposed openings are positioned in places of existing/original openings so will not create issues with overlooking.
- 5.5 Opening sizes respect the proportions of the building and still create a desirable vertical emphasis.
- 5.6 New doors will provide added security to the rear of the property, enhance natural lighting, and increase spatial functionality.

5. CONCLUSION

After consideration of the above points, we believe the changes proposed will not adversely affect the character of the building nor contribute issues like overlooking and overdevelopment. Materials have been pick with the aim to enhance both external and internal quality of the property with the added benefit of security. The dwelling will also keep and continue its original use classification.