STATEMENT OF JUSTIFICATION FOR THE DEMOLITIONOF A DETACHED GARAGE LOCATED IN THE REAR GARDEN.

AT: 96, CLYDE ROAD, WEST DIDSBURY. M20 2JN.

(IN LINE WITH WITH THE REQUIREMENTS OF PLANNING POLICY GUIDANCE NOTE 15.)

RECEIVED
22 APR 2008

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The detached garage is situated close to the boundary fence with 94, Clyde Road and also the rear boundary fence. The garage is constructed with horizontal softwood boarding on a softwood frame to all walls and with a pair of softwood vertical boarded doors, opening outwards and each hung on a pair of steel tee hinges to the front elevation. The garage has been formed with a dual pitched timber constructed roof covered with corrugated profile metal sheeting and the ridge line runs from the front to the back along the length of the garage. The dimensions of the garage are: 5,000mm long x 3,130mm wide x 2,850mm high to the ridge (& 2,150mm high to the eaves).

The garage is not an attractive building and is rather shabby looking, it has seen "better days". It has no importance to the site and does not add anything to the architectural interest of the site or locality. It was probably constructed some 50 years after the houses on Clyde Street and those to the rear on Northen Grove were built. If anything the garage detracts from the visual amenity of the properties on the fore mentioned streets, which overlook this garden area from their rear windows.

Very little of the garage can be seen from the public highway on Clyde Road unless one looks directly up the driveway between 94 & 96, Clyde Road and even them the design and aesthetics of it do nothing to enhance the visual amenity from this vantage point.

The benefits of retaining this tired looking building as a storage shed, which is what it is currently used for, are far outweighed by the benefits derived from combining the rear gardens of 94 & 96, Clyde Road to form secure car & bicycle parking accessible by the common driveway between these houses along with a communal garden area for the benefit of the tenants of both properties.

Retaining this garage will be detrimental to the proposals put forward in the related Planning Application, proposals that will enhance both the amenities of the site and the general locality.

