



20th March 2026

PLANNING STATEMENT

Variation Of A Condition
255 Brooklands Road, Manchester, M23 9HF

1. Introduction

This Planning Statement has been prepared in support of a planning application submitted on behalf of Dr and Mrs Sheikh to vary a condition attached to the planning approval with reference **140127/JO/2024**.

Planning permission was previously granted for extensions and alterations to the dwelling under references **134465/FH/2022** (approved 7 October 2022) and **140127/JO/2024** (approved 16 July 2024). These permissions established the principle of substantial enlargement and alteration of the property, including a new pitched roof form, increased ridge height, and the installation of solar panels.

During the course of construction, the roof design has been amended from that approved. This application seeks to regularise the development as built.

2. Background and Planning History

The approved schemes allowed for:

- A two-storey front extension
- Single-storey rear extensions
- Alterations to an outbuilding
- Formation of a pitched roof with increased height
- Installation of solar panels
- Significant changes to the external appearance of the dwelling

Collectively, these approvals established the acceptability of a substantially enlarged dwelling with a materially altered roof form and overall massing.

3. Description of Development

The development as constructed differs from the approved drawings in respect of the roof configuration.

The approved scheme incorporated a combination of roof pitches, resulting in a more complex and articulated roof form. The development as built instead adopts a consistent roof pitch across the main structure, creating a simpler and more unified form which has been reduced in height by 400mm.

This application seeks consent for the variation to the roof design as constructed.

4. Planning Considerations

4.1 Design and Appearance

The revised roof form represents a simplification and consolidation of the previously approved design into a more coherent architectural composition.

The approved scheme included multiple roof pitches and junctions, resulting in a fragmented roofscape. By contrast, the as-built development adopts a consistent pitch which:

- Creates a more legible and unified form
- Reduces visual complexity
- Provides a cleaner and more contemporary appearance
- Improves integration of rooflights and solar panels

While the configuration differs from that approved, the overall scale has been reduced by 400mm, however the character of the dwelling remains consistent with the previously established design approach.

4.2 Roof Design Rationale

The revised roof form reflects a considered design response that prioritises coherence, proportion, and long-term performance.

A consistent roof pitch:

- Reflects more traditional and proportionate roof forms
- Creates a balanced and unified architectural composition
- Enables a clearer and more coordinated arrangement of roof features

The result is a simpler and more visually resolved roofscape.

4.3 Scale and Massing

It is acknowledged that the revised roof form results in a modest increase in overall roof volume when compared to the approved scheme.

However:

- The overall ridge height has been reduced by 400mm,
- The building envelope is not materially greater in visual terms,
- The simplified form reduces the perception of bulk by avoiding multiple intersecting roof elements.

As such, the development does not appear excessively dominant or incongruous within its setting.

4.4 Impact on Neighbouring Amenity

The revised roof form does not materially increase impacts on neighbouring occupiers in terms of:

- Overlooking,
- Loss of privacy,
- Overshadowing,
- Loss of light.

The scale of development remains consistent with what has previously been approved, and no significant additional harm arises as a result of the changes.

4.5 Impact on Rear Views and Visual Amenity

The development has been viewed from neighbouring rear garden areas, from which the roof structure is currently visible during construction.

It is important to note that:

- The building is not yet complete, and its current appearance—featuring exposed structure and temporary waterproofing—does not reflect the finished development,
- Final materials, including slate roofing, will significantly soften its visual impact,
- Views of the development are filtered by existing mature vegetation, which provides natural screening.

While the roof form extends across a greater continuous plane than the previously approved design, it presents as a single, coherent structure rather than a fragmented arrangement. This reduces visual clutter and results in a more orderly and balanced appearance.

In practice, the development will be experienced as part of a wider residential backdrop and will not appear unduly dominant or overbearing.

4.6 Sustainability and Functionality

The revised roof form supports the effective integration of solar panels, consistent with the sustainability objectives of the previously approved scheme.

4.7 Design Evolution and Rationale

The evolution of the roof design occurred during the construction phase following detailed input from the structural engineer and contractor, with a focus on achieving a robust, efficient, and high-quality built outcome.

The previously approved roof arrangement incorporated a number of intersecting pitches and valleys, resulting in a relatively complex structural form. Through the detailed design process, it became evident that this approach would introduce unnecessary complexity in both structural design and construction, as well as potential long-term maintenance considerations.

The revised roof form simplifies the overall arrangement into a consistent and unified pitched structure. This approach:

- Provides a more efficient and logical structural solution,
- Improves buildability and construction quality,
- Removes multiple valley gutters, thereby reducing potential points of water ingress,
- Resolves complex junctions between the new pitched roof and existing flat roof areas, improving overall weathering performance,
- Replaces vulnerable flat roof elements with a more durable and long-lasting pitched solution.

In addition, the simplified roof form enables more effective integration of solar panels and rooflights, supporting the sustainability objectives of the development.

From a design perspective, the revised approach results in a simpler, more coherent roof form with improved proportions and a clearer architectural expression.

The changes therefore represent a positive design evolution, delivering a more robust, efficient, and visually resolved form of development when compared to the previously approved scheme.

4.8 Roof Junction Detail and Flat Roof Element

The Local Planning Authority has raised a query in relation to the appearance of a raised flat roof element located at ridge level, as visible during construction.

This element arises as a direct result of the junction between the main pitched roof and an adjoining warm flat roof construction. As shown on the submitted drawings, the flat roof is designed as a warm roof build-up with insulation positioned above the structural deck. This construction method is necessary to achieve current thermal performance standards and ensure long-term durability.

The increased build-up associated with the warm roof results in a level difference where it meets the pitched roof. The currently exposed upstand, highlighted in the enforcement officer's photograph, represents a construction stage detail required to properly weather and integrate the two roof forms. Please refer to the typical detail included within Appendix A.

This junction will be finished with appropriate detailing, including:

- Lead flashing dressed beneath the pitched roof covering
- A GRP or similar high-quality waterproof membrane finish
- Edge detailing designed to visually integrate the flat and pitched elements

Once completed, this element will appear as a subordinate and integrated roof junction, rather than a standalone or prominent feature. The use of matching or complementary materials (grey membrane and slate) will ensure it blends with the overall roofscape.

Importantly, the flat roof element itself is shown on the proposed drawings and forms part of the overall roof strategy. The perceived prominence at present is a function of the construction phase and unfinished materials, rather than the final design intent.

The final appearance will be significantly reduced in visual impact and will not detract from the overall simplicity and coherence of the roof form described elsewhere in this statement.

5. Planning Balance

It is acknowledged that the development has been carried out in deviation from the approved drawings and therefore constitutes a breach of planning control.

However, the key consideration is whether the development as built is acceptable in planning terms.

In this case:

- The principle of substantial alteration and enlargement has already been established,
- The overall scale and height remain broadly consistent with approved parameters,
- The revised roof form represents a design improvement in terms of coherence, durability, and functionality,
- No material additional harm arises in respect of visual or residential amenity.



The development is therefore considered to accord with the objectives of local and national planning policy.

It is also relevant to note that the property is intended to accommodate a child with additional needs who requires full-time care and a consistent, structured daily routine.

Due to the ongoing construction works, the family is currently displaced from the property, which is having an adverse impact on the child's wellbeing. A timely resolution of the planning process will enable completion of the development and facilitate a return to a stable and appropriate home environment.

While this is not a determinative factor, it is respectfully presented as a material consideration in the overall planning balance.

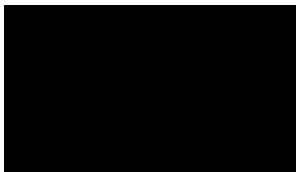
6. Conclusion

This application has been submitted in order to regularise the development as constructed.

While the roof form differs from that previously approved, it results in a coherent, well-designed, and visually acceptable form of development that does not give rise to material planning harm.

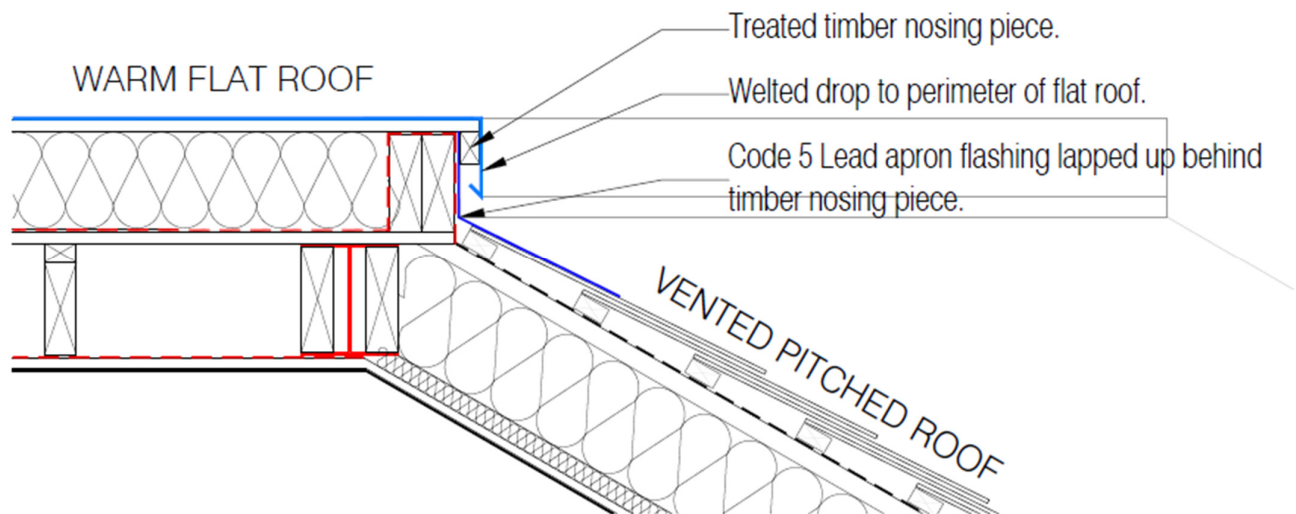
It is therefore respectfully requested that retrospective planning permission be granted.

Sincerely,



Tom Bedford **ARB RIBA**
Director & Architect
TJB Architects Ltd.

Appendix A



Typical warm flat roof to pitched roof abutment detail