Planning. Growth and Development.
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Supporting Statement: Partial roof alteration, including conversion from flat to dual-pitched roof and replacement of existing pitched roof at 50A Birch Lane, Longsight, Manchester, M13 OWN

Introduction

This Planning Statement has been prepared in support of a planning application for roof alterations at 50A Birch Lane, Longsight, Manchester. The proposal seeks to rationalise and improve the existing roof arrangement by replacing multiple roof forms with a more coherent dual-pitched roof design.

The proposal has been developed to address ongoing maintenance issues, improve the longevity of the building, and enhance its appearance while respecting the character of the surrounding area.

Site Description

The application site comprises a single-storey building currently used as a mosque. The structure is constructed primarily of red brick, with part of the building originating from the conversion of an existing steel structure.

Over time, the mosque has been extended incrementally, resulting in a complex roof arrangement comprising approximately seven different roof types at varying levels. The junctions between these roof forms have led to persistent water ingress and ongoing maintenance challenges.

The site is located within an established residential area, characterised predominantly by brick buildings with pitched roofs finished in slate or concrete tiles.

Proposed Development

The proposal involves:

- The removal of most existing flat and inconsistent roof forms
- Conversion of the roof to a dual-pitched design
- Replacement of the remaining pitched roof to create a unified roof structure
- Use of grey flat roof tiles to reflect and complement nearby residential properties
- Construction of gable walls using matching brickwork to ensure visual continuity

A loft hatch will be provided to allow access to the roof space strictly for maintenance purposes. The loft area will not be used for congregation or public access.

Design and Visual Impact

The proposed roof design will significantly improve the visual coherence of the building by replacing the current fragmented roofscape with a simple and consistent pitched form.

The use of grey flat tiles and matching brickwork gable walls has been carefully considered to ensure the development sits comfortably within the surrounding context. The scale and height of the building will remain appropriate for the area, with no undue impact on neighbouring properties.

Overall, the proposal represents a clear enhancement to the appearance of the building and the wider street scene.

Amenity Considerations

The development does not introduce any new windows, openings, or public access areas and therefore will not result in any loss of privacy, overlooking, or increased noise disturbance to neighbouring occupiers.

As the proposal relates solely to roof alterations, there will be no change in the intensity of use of the building.

Sustainability and Maintenance

The mosque is a community-funded facility and currently requires frequent roof repairs due to the complexity and condition of the existing roof structures.

The proposed pitched roof design will provide a durable, long-lasting solution that significantly reduces ongoing maintenance requirements, ensuring the long-term sustainability of the building and responsible use of community funds.

Planning Policy Context

The proposal accords with the aims of the National Planning Policy Framework (NPPF), which promotes sustainable development and high-quality design.

At a local level, the development aligns with Manchester City Council planning policies that support:

- Well-designed alterations that respect local character
- Improvements that enhance the appearance and functionality of existing community buildings
- Development that safeguards residential amenity

Conclusion

In summary, the proposed roof alterations at 50A Birch Lane represent a practical, well-designed, and visually beneficial improvement to an important community building.
The development addresses longstanding maintenance issues, enhances the building's appearance, and respects the character of the surrounding area, with no adverse impact on neighbouring amenity.

For these reasons, it is respectfully requested that planning permission be granted.

Kind Regards,
Mr Hasnaat Saeed