MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	145415/FO/2026
Date registered valid:	18 March 2026
Proposal:	Erection of a single-storey side extension and detached timber shed (retrospective) together with alterations to the roof.
Address:	50A Birch Lane, Manchester, M13 0WN
Ward(s):	Rusholme Ward
Applicant:	Mr Shopu Sultan, Manchester Jame Masjid and Cultural Centre
Agent (if any):	Mr Hasnaat Saeed
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **05 May 2026**

APPLICATION DETAILS

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 26 March 2026

Standard consultations: Printed: 24 March 2026 Expired: 16 April 2026

Neighbour notifications: Printed: 23 March 2026 Expired: 15 April 2026

Site notice: No site notice has been produced

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to an existing lawful Class F1 Mosque, prayer hall, community centre. The property is a conglomeration of several single storey buildings and extensions. A green open space is within the curtilage. The property has no off-street parking associated.

Description of area

The property is within a mostly residential part of the Rusholme ward of Manchester on a backland plot sandwiched between residential properties on Birch Lane and Alwyn Drive. A vehicle maintenance garage sits opposite.

Description of development

Erection of a single-storey side extension and detached timber shed (retrospective) together with alterations to the roof.

Single-storey side extension (retrospective)

The retrospective extension projects 6800mm from the existing side elevation and runs 12400mm along the existing side elevation. The extension is finished in grey render with a grey felt roof and White UPVC windows, doors and rainwater goods.

Detached timber shed (retrospective)

The retrospective detached timber shed sits close to the extension and measures 3000mm x 4000mm with a maximum height of 2500mm. It is finished in horizontal timber cladding, grey corrugated sheet roof and timber windows and door.

Alterations to the roof

The proposed alterations to the roof include replacing the existing mix and match flat and pitched roofs with a single dual pitch gable ended roof. The roof spans 15700mm x 12570mm with a maximum ridge height of 6200mm above ground level. The roof is finished in grey flat tiles with aluminium opening rooflights with built up brick gable ends to match.

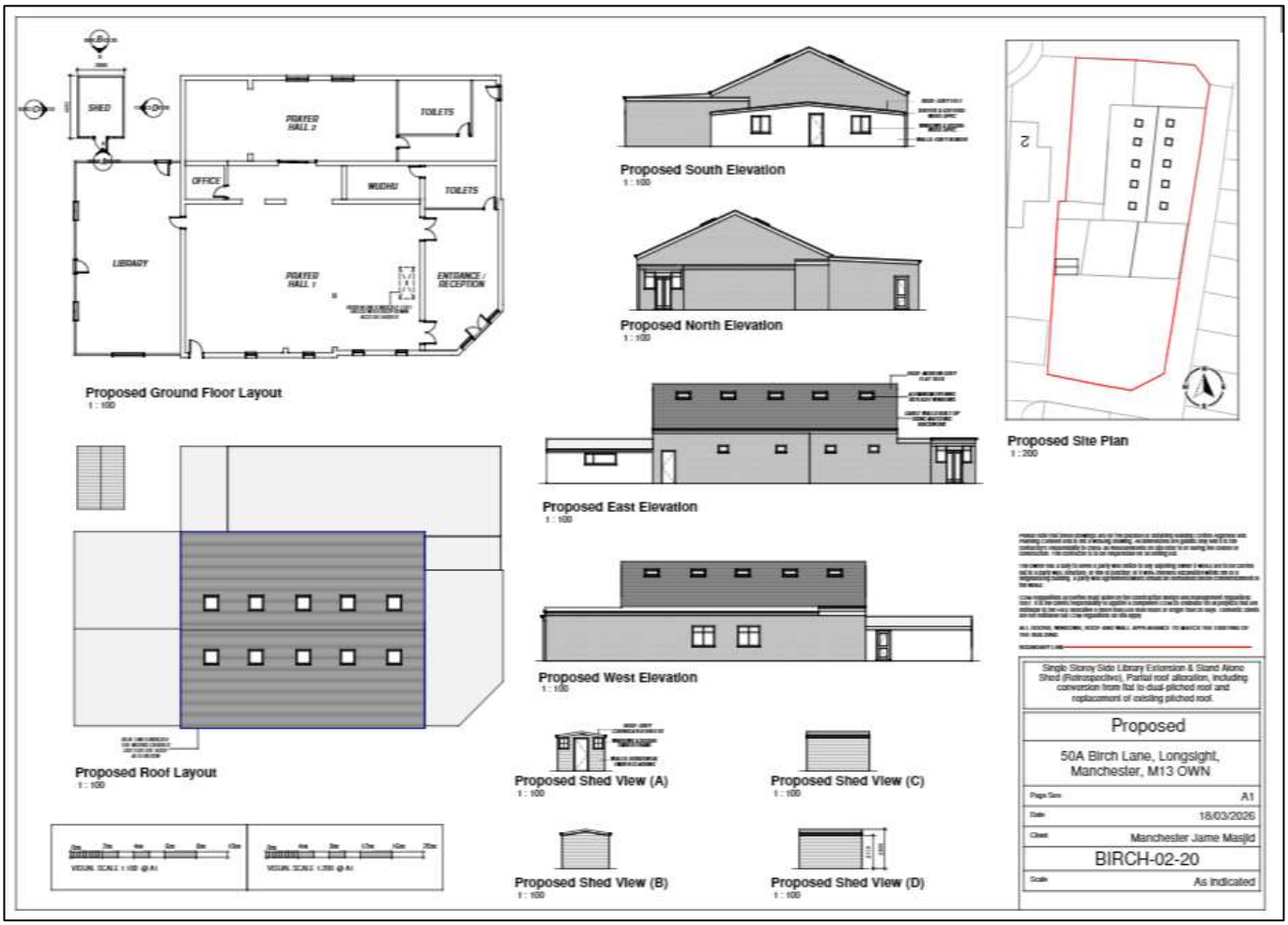


Figure 1. Proposed plans and elevations

PLANNING HISTORY

138517/FO/2023

Description: Erection of first floor extension to creation additional floorspace (Class F.1)

Decision: Refused 29/01/2024

108028/LE/2015/N2

Description: Certificate of Lawful development for use of premises as a Class D1, Mosque, prayer hall, community centre.

Decision: Approved 23/04/2015

040762

Description: Single storey extension to existing building to form storage space and new reception

Decision: Approved 21/05/1992

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Highways Services

Highways officers raise no objection to the proposal, noting that the development is small in scale and is not expected to generate a significant increase in vehicle trips or create any highway safety issues. The site is accessed via an unadopted lane, and while parking can occur on the lane, this is private land and may require the landowner's permission. No on-site parking is proposed. The area is well served by public

transport, walking and cycling routes. Officers recommend that a Construction Management Plan be secured by condition due to the tightness of the site, covering matters such as construction phasing, traffic routing, contractor parking, site set-up and a pre-works dilapidation survey. They also request standard informatives regarding the need to agree any required highways licences and temporary traffic management with the Council's relevant team

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application and recommended a construction hours condition.

Notifications

Local Residents

1no comment received in support of the development:

- *I agree with the planning of the building, and it often accommodates a lot of people in the building so I personally think it should go ahead and be given the green light.*

NEGOTIATIONS

Following the initial desktop assessment of the resubmitted application, the Local Planning Authority sought clarification from the applicant regarding several points that were unclear on the submitted form and supporting documents. This included confirmation of the existing and proposed floorspace, any changes to employment or visitor numbers, the opening hours, and the status of Biodiversity Net Gain (BNG) in the context of the retrospective nature of the development.

The applicant provided a written response on 25 March 2026, confirming the following:

- The existing and proposed floor areas are shown on the submitted updated drawings.
- There are no changes to employment levels or visitor numbers associated with the development.
- The opening hours are to remain unchanged from the existing operation.
- While BNG does not fall under the de minimis exemption, the applicant agrees that BNG is not required because the proposal constitutes a retrospective application under Section 73A, and therefore the statutory requirement introduced under the Environment Act does not apply.

These clarifications resolve the outstanding queries and allow the application to progress to determination.

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- The Manchester Core Strategy Development Plan Document 2012-2027
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 2 - Economy and the City Centre
    - EC 1 - Employment and Economic Growth in Manchester
    - EC 8 – Central Manchester
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN15 - Biodiversity and Geological Conservation (partially replaced by PfE Policy JP-G 8)
    - EN 19 – Waste
- Guide to development in Manchester - supplementary planning document and planning guidance, April 2007

- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat9: Southern Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
  - Places for Jobs
    - JP-J1: Supporting Long-Term Economic Growth
    - JP-J2: Employment Sites and Premises
  - Places for People
    - JP-P1 Sustainable Places
    - JP-P3: Cultural Facilities
- National Planning Policy Framework (NPPF) December 2024–
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 6 – Building a strong, competitive economy
  - Section 11 – Making effective use of land
  - Section 12 – Achieving well-designed places
- National Planning Policy Framework Draft for Consultation December 2025 - National decision-making policies
  - Chapter 3 – Decision-making policies
    - DM1: Preparing development proposals
    - DM2: Information requirements
    - DM3: Determining development proposals
    - DM6: Use of planning conditions and obligations
    - DM7: Relationship with other regulatory regimes
    - DM8: Unauthorised development and enforcement
  - Chapter 4 - Achieving sustainable development
    - S3: Presumption in favour of sustainable development
    - S4: Principle of development within settlements
  - Chapter 7 - Building a strong, effective economy
    - E2: Meeting the need for business land and premises
  - Chapter 12 - Making effective use of land

        - L2: Making effective use of land
    - Chapter 14 - Achieving well-designed places
        - DP3: Key principles for well-designed places
        - DP4: The Design process
    - Chapter 15 - Promoting sustainable transport
        - TR6: Assessing transport impacts
    - Chapter 16 - Promoting healthy communities
        - HC4: Proposals for new and improved community facilities and public service infrastructure

ASSESSMENT

Principle of development

The site benefits from an established lawful Class F1 use, and some of the works subject to this application have been carried out prior to determination. As such, the proposal falls to be considered under Section 73A of the Town and Country Planning Act 1990, which allows for retrospective planning permission.

Local and national policy support the improvement of existing community facilities where impacts on neighbours, design quality and access arrangements remain acceptable. Core Strategy Policy SP1, DM1, and Places for Everyone Policy JP-P3 support development that enhances community uses and fits well within its surroundings. The NPPF also encourages the effective use of land and the ongoing provision of community facilities.

The retrospective extension, shed and roof alterations represent modest additions within the established curtilage of the mosque and do not introduce a material intensification of activity or changes to opening hours. As such, the development is acceptable in principle, provided detailed matters, addressed later in the report, are also satisfied.

As stated in Policy DM 1 of the Manchester Core Strategy, all development should have regard to the following specific issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The extension, shed and roof alterations are appropriately sited within the established curtilage of the mosque and sit comfortably alongside the existing built form. The scale and massing are modest and do not appear over-dominant when viewed from neighbouring properties or public vantage points. Although the main building is predominantly brick, the use of grey render, felt and tile roofing, and white UPVC openings on the extension reflects materials already present within the site and does not appear visually intrusive given the varied mix of previous additions. The new dual-pitch roof consolidates the previously mixed roofscape into a single coherent form, improving visual uniformity. Overall, the proposed works are considered to integrate acceptably with the existing buildings.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Only limited views of the proposed works are possible from the public realm due to the site's backland position. The scale and massing of the extension, shed and revised roof form are modest and do not appear visually intrusive when seen from nearby residential properties. Although the main building is brick, the proposed materials reflect those already present across the various additions on site and do not detract from the area's character. The consolidated dual-pitch roof improves coherence compared with the existing mix of roof forms and reduces visual clutter. Overall, the proposal sits comfortably within its setting and would not harm the character or appearance of the surrounding area.

Effects on amenity

Privacy

The proposal includes new glazing at ground-floor level; however, these openings are low level and comparable to the existing arrangement. As a result, the impact on neighbouring privacy is minimal and

considered acceptable. The proposed rooflights are positioned and angled so that they would not allow direct views into neighbouring properties. Their inclusion is therefore acceptable in terms of privacy.

Light

The proposed development is not expected to cause any harmful loss of daylight or sunlight to neighbouring properties. The extension and roof alterations are modest in scale, and the surrounding buildings already limit light levels within the site. Given the single-storey height of the extension and the position of the new roof form, the proposal would not create overshadowing or result in an unacceptable reduction in natural light for nearby occupiers. The development is therefore acceptable in terms of light impact.

Noise

The proposal does not involve any change to the existing use of the site and does not introduce new plant, machinery or activities that would increase noise levels. The retrospective extension and shed provide internal accommodation only and would not generate additional noise beyond the normal operation of the existing community facility. As such, the development is not expected to result in any adverse impact on neighbouring amenity in respect of noise.

Road Safety and Traffic Generation

The proposed development is not expected to create any highway safety issues or result in a harmful increase in vehicle movements. Highways officers confirm that the scale of the works is small, and as such the scheme is unlikely to generate any significant additional trips or place pressure on the surrounding road network. The site sits off an unadopted lane, which already accommodates limited vehicle movements, and the wider area benefits from good access to public transport, walking and cycling routes, further reducing reliance on private car use. Overall, the development is considered to have no adverse impact on road safety or traffic levels.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people access the building, and it does not introduce any features that would reduce accessibility for disabled users. The new elements, including the extension and roof alterations, do not affect existing entrance points or internal circulation. The site continues to be served by good public transport links and is accessible on foot and by bicycle, meaning there is no negative impact on access by sustainable transport modes. Overall, the development is acceptable in terms of accessibility.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site and maintains external access to the rear of the property.

Vehicular access and car parking

Vehicular access to the property is taken from an unadopted lane that connects Birch Lane and Alwen Drive. Highways officers note that vehicles are able to park along the edge of this lane while still allowing another vehicle to pass; however, this area is private land, and any parking here may require the landowner’s consent. The proposal does not include any on-site car parking provision, though the development is small in scale and is therefore not expected to create additional parking demand. The site is also located within an area that benefits from good access to public transport, walking and cycling routes, which helps reduce reliance on private car use. Overall, the scheme is not expected to have any adverse impact on access or parking conditions in the area.

Effects relating to biodiversity, landscape, archaeological or built heritage

Biodiversity

The proposal does not give rise to any biodiversity concerns. Although Biodiversity Net Gain (BNG) would normally apply, the applicant has confirmed that the development is retrospective and falls under Section

73A of the Town and Country Planning Act 1990. As such, the statutory BNG requirement does not apply in this instance, and the Local Planning Authority accepts that no BNG assessment is required.

Green Infrastructure including open space, both public and private

The property benefits from a garden beyond the siting of the proposed development and maintains a good amount of private green space post development.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

OTHER LEGISLATIVE REQUIREMENTS

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

PLANNING BALANCE & CONCLUSION

In assessing the proposal, the Local Planning Authority has had regard to the development plan and all other material considerations. The application seeks retrospective consent for a single-storey side extension, detached shed and proposed roof alterations to an established community facility (Class F1). The development supports the continued use and improvement of an existing community facility, which attracts positive weight in accordance with Core Strategy Policy SP1, DM1, and Places for Everyone Policy JP-P3, as well as the aims of the NPPF to support social and cultural infrastructure. The scale, design and siting of the development are considered appropriate to the site and its backland context, with no unacceptable harm identified to the character and appearance of the surrounding area or to residential amenity, including privacy, light and noise. Highway, accessibility and environmental considerations have been fully assessed, with no objections raised by consultees. While the development has been carried out retrospectively, this carries limited weight against the scheme when considered on its planning merits. Overall, the proposal is considered to represent a sustainable form of development, and there are no material considerations that indicate permission should be withheld. The benefits of the development therefore outweigh any limited harm identified, and the application is recommended for approval subject to conditions.

RECOMMENDATION: APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Drawing - Location Plan 10 Mar 2026 LOCATION PLAN
b. Drawing - Proposed 25 Mar 2026 BIRCH-02-20 1A PLANS AND ELEVATIONS

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Materials as approved on plan

The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plan/drawing ref.

a. Drawing - Proposed 25 Mar 2026 BIRCH-02-20 1A PLANS AND ELEVATIONS

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4. Use

The extension and detached timber shed hereby approved shall be used only for purposes ancillary to and in connection with the lawful use of the main building as a Class F1 community facility, and shall not be used as a separate or independent unit, nor for any other purpose (including any other use within Class F or any other use class), without the prior written approval of the Local Planning Authority.

Reason - To ensure that the development does not result in an intensification or change of use that could give rise to additional impacts on residential amenity, parking or the character of the area, and to ensure the development accords with policies DM1 and SP1 of the Manchester Core Strategy, Policies JP-P1 and JP-P3 of Places for Everyone, and the National Planning Policy Framework.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Highway Services

Environmental Health

52 Birch Lane, Manchester, M13 0WN

Vehicle Repair Workshop Rear Of 48, Birch Lane, Manchester, M13 0NN

60 Birch Lane, Manchester, M13 0WN

54 Birch Lane, Manchester, M13 0WN

26 Allingham Street, Manchester, M13 0ZF

2 Alwyn Drive, Manchester, M13 0YD

58 Birch Lane, Manchester, M13 0WN

56 Birch Lane, Manchester, M13 0WN

4 Alwyn Drive, Manchester, M13 0YD

Flat 5, 50 Birch Lane, Manchester, M13 0WN

Flat 4, 50 Birch Lane, Manchester, M13 0WN

Flat 3, 50 Birch Lane, Manchester, M13 0WN

Flat 2, 50 Birch Lane, Manchester, M13 0WN

Flat 1, 50 Birch Lane, Manchester, M13 0WN

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: NORTH AREA