



Planning Statement

Ref: DA24021 - Beis Modche - 88 Kings Rd

Date: 16th of May 2024

Proposal: First floor extension.

1. Introduction

1.1 This statement accompanies the application and plans submitted for a first-floor extension to the existing synagogue. The extension will address the growing needs of the congregation and enhance its ability to serve the community.

2. Planning History.

2.1 In 2018, application 62937 was approved to add dormers to the front and rear of the building. This allowed the relocation of synagogue offices to the second floor, creating additional space for the ladies' gallery.

2.2 In 2019, application 64583 sought to vary the previous approval by raising the roof height to accommodate the second-floor addition without disrupting the first floor. While initially pursued, this option proved too disruptive and was not completed.

3. Proposed Plans

3.1 This application proposes a first-floor extension directly above the existing ground floor. This space will be dedicated to expanding the ladies' gallery.

3.2 While the extension is set forward of the building line, it is important to note that this is a non-residential building and will not set a precedent for surrounding residential properties. Similar considerations were applied to the previously approved ground-floor extension.

3.3 The additional space created by this first-floor extension is equivalent to the space that would have been gained by the second-floor addition.

3.4 Approval of this plan would eliminate the need for the second-floor extension, resulting in a building with only ground and first floors (as shown in the submitted plans and elevations).



3.5 The design is visually less bulky and more aesthetically pleasing than the previously approved second-floor extension

4. Planning Policy

4.1 National Planning Policy Framework (NPPF): The NPPF emphasizes three dimensions of sustainable development: social, economic, and environmental. This project aligns with these principles as follows:

- o Social: The synagogue serves as a central gathering place for our community, fostering social interaction and well-being. The expansion allows us to continue meeting these needs.
- o Economic: The project will utilize local contractors and professionals, providing a positive economic boost to the community.
- o Environmental: By accommodating our growing congregation within the existing building footprint, we minimize the need for expansion elsewhere, promoting sustainable transportation choices.

4.2 Community Cohesion: The NPPF encourages fostering opportunities for community interaction. The synagogue serves as a cornerstone for our community, promoting inclusivity and connection.

4.3 Analysis of Proposal against NPPF Policies:

4.3.1 The extension enhances the built environment by creating a more aesthetically pleasing addition compared to the previously approved second floor.

4.3.2 The synagogue has a proven 20-year track record of responsible community service. This project demonstrates our commitment to serving the community's needs.

4.3.3 The expansion allows the congregation to continue using this established facility, avoiding pressure on other community resources. This aligns with principles of sustainable development.



- 4.3.4 By providing a central space for spiritual and physical well-being, the synagogue fulfils key drivers outlined in the NPPF.

5. Community Involvement

- 5.1 This application represents the needs of a synagogue that has served the local community for nearly 20 years. The congregation fully supports this project, which will allow us to continue fulfilling our role as a vital community centre.

6. Conclusion

- 6.1 There is a demonstrably strong local need for this synagogue, which has played a central role in the community for nearly 20 years. This well-considered project is essential for the congregation to continue serving its growing membership and fostering a vibrant community space.
- 6.2 The proposed first-floor extension offers a practical and aesthetically pleasing solution that aligns fully with the principles of sustainable development outlined in the NPPF.
- 6.3 Bury Council has a commendable track record of supporting community infrastructure projects like this one. This support is deeply appreciated by the netire community, as it plays a crucial role in the development of essential community facilities. We are confident that this project aligns with the Council's goals for a vibrant and inclusive community, and we look forward to their continued support for this endeavor that will significantly benefit the local residents.