

Introduction

This statement accompanies the planning application for a first-floor rear extension at 2-4 Kings Road, Prestwich. The proposal seeks permission for a two-storey side extension at the rear-right of the property at first-floor level.

This application follows, and should be read in conjunction with, planning permission PP-14344960, granted by Bury Metropolitan Borough Council on 3 March 2026, which approved a single-storey rear extension, basement extension and changes to the front fenestration at the same site. The current application concerns only the first-floor element of the development.

This statement provides information on the planning history of this site and the justification for the proposed first-floor works. The application is accompanied by a site plan and existing and proposed drawings:

- GSS24172.3 - 2-4 Kings Road - OE1 - Existing Elevations
- GSS24172.3 - 2-4 Kings Road - OE1 - Existing Plans
- GSS24172.3 - 2-4 Kings Road - OP1 - Proposed Plans
- GSS24172.3 - 2-4 Kings Road - OP2 - Proposed Plans
- GSS24172.3 - 2-4 Kings Road - OP3 - Proposed Elevations
- GSS24172.3 - 2-4 Kings Road - 502 - Site - Existing and Proposed

Site

The site is located at 2-4 Kings Road, Prestwich, M25 0LE. The application site is classified as Class E Commercial and operates as a Jewish Book and Judaica Store, stocking many items related to the Jewish calendar cycle of events. The surrounding properties are a mix of commercial and residential. The site lies within a parade of shops which service the local residential area and is in close proximity to further commercial units on A56 Bury New Road.

The site is in close proximity to public transport links, being located a few metres from the A56 Bury New Road, a main arterial route in the local area. The closest bus stop on Bury New Road is 50 metres from the application site. The site can therefore be established as sustainable in terms of public transport.

Existing

The property currently comprises a basement, ground floor and first floor. The basement is utilised as storage space for the retail shop. The ground floor houses the Judaica & Book Store. The first floor currently houses a barber shop and a number of offices, together with storage rooms, a WC and a kitchenette.

The existing first-floor tenants (the barber shop and office occupiers) have vacated or are in the process of vacating the premises. The applicant intends to bring the first floor entirely into use ancillary to the ground-floor retail business, providing management offices, staff facilities and additional storage for the Judaica & Book Store.

Planning History

- PP-14344960 - Single storey rear extension; extension of basement and change of fenestration to front elevation. Approved with Conditions: 03 Mar 2026.
- 4 Kings Road - Ref. 38785: Conversion of first floor flats to offices, single storey extension at side and new shop front to ground floor shop - Refused, 26 March 2002 (reason: insufficient information).

Proposal

The current application seeks permission for a first-floor rear extension to the premises at 2-4 Kings Road. The approved single-storey ground floor rear extension, basement extension and front fenestration changes are the subject of the separate, already-granted permission (PP-14344960) and do not form part of this application.

The proposed first-floor works comprise the following elements:

- Repurposing of the existing barber shop space at the front of the first floor to provide a management office for the owners of the Judaica & Book Store.
- Amalgamation of the two existing office rooms alongside into one larger, more suitable staff office.
- Reconfiguration of the existing WC to provide improved and expanded toilet facilities for staff.
- Relocation of the kitchenette away from the WC to the rear of the building, addressing current hygiene and food safety concerns arising from their close proximity.
- A side-storey extension adjacent to the reconfigured WC and kitchen, providing additional space to improve staff welfare facilities.
- A rear-right extension at first-floor level to provide: an additional stairwell required to meet current UK health and safety regulations; a new storage room to replace the storage capacity lost through the WC reconfiguration; and a new staff server room located adjacent to the stairwell.
- Widening of the existing corridor to improve circulation and accessibility throughout the first floor.

Justification

The Judaica & Book Store at 2-4 Kings Road functions as more than a standard bookstore. The shop is a principal local supplier of Judaica items and supplies required by the Jewish community for the numerous festivals throughout the year, including Chanukah in December, Passover in April and Sukkot in October. Each festival requires different stock items, resulting in seasonal peaks of high demand and large incoming shipments. The approved ground-floor and basement extension will bring the bulk of this stock on-site, significantly reducing the frequency of deliveries from off-site warehouses.

The first-floor extension and reconfiguration serves a distinct but complementary purpose: to bring the first floor into active, beneficial use as part of the retail business and to ensure the building meets current standards for staff welfare and health and safety.

Staff Welfare and Facilities

The existing first-floor layout places the WC immediately adjacent to the kitchenette. This arrangement is considered unsatisfactory on hygiene and food safety grounds. The proposed reconfiguration separates these uses, relocates the kitchen to the rear of the floor, and provides an extended WC facility. The side-storey extension creates additional space to accommodate both improved toilet provision and a better-quality kitchen/welfare area for staff.

Health and Safety - Second Means of Escape

The rear-right extension at first-floor level provides an additional stairwell to the building. This second means of escape is required to meet current UK Building Regulations and health and safety requirements for a building of this occupation and use. Without this extension, it would not be possible to bring the first floor into active commercial use in compliance with the relevant regulations.

Operational Requirements - Office and Storage Provision

The management of a retail business with the scale and complexity of the Judaica & Book Store requires adequate on-site administrative space. The conversion of the vacated barber shop and offices into a management office, combined with a larger staff office, will provide the working environment necessary to manage the business effectively. The new server room, provided as part of the rear extension, will house the IT infrastructure required for staff operations and business administration. The replacement storage room ensures that no net loss of on-site storage capacity results from the reconfiguration of the WC and welfare facilities.

Relationship to Approved Ground-Floor Permission

The proposed first-floor works are directly complementary to the approved ground-floor extension. Together, the two schemes will transform the building into a fully functioning, self-contained premises for the Judaica & Book Store, with all storage, administration and staff facilities brought on-site and to a modern standard. The approved ground-floor scheme addressed the retail and storage operational needs of the business; the present application addresses the staff, administrative and health and safety requirements. The two applications should therefore be considered together as a coherent and comprehensive improvement of the premises.

Conclusion

The proposed first-floor rear extension and internal reconfiguration at 2-4 Kings Road represents a proportionate and necessary development of a well-established local business. The proposal will bring the first floor into active, beneficial use ancillary to the ground-floor retail operation, improve staff welfare and working conditions, and ensure that the building meets current health and safety requirements by providing a second means of escape.

The proposed works complement the single-storey and basement extension already approved under permission PP-14344960. Together, these schemes will secure the long-term operational viability of a business that serves as a vital resource for the local Jewish community, while ensuring the building is fit for purpose for both staff and customers.

PLANNING STATEMENT

2-4 Kings Road, Prestwich, M25 0LE



The development makes efficient use of the site's existing footprint and is designed to improve the professional utility of the premises. The application is accordingly considered to align with the objectives of sustainable local development as set out in the Bury Unitary Development Plan, the Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.