

PLANNING STATEMENT

GSS23135 – 106 Kings Road, Prestwich, M25 0FY
Application Reference: 71549

Site

The site, 106 Kings Road, Prestwich M25 0JY, is a corner property situated on the corner of Kings Road and Fort Road. The existing building is a place of worship which currently has an existing two storey rear extension and a single storey extension beyond. The application aims to remove the single storey extension and replace it with an extension which runs the width of the property, projecting 2340mm from the rear elevation of the existing two storey flat roof extension in order to provide toilet facilities at ground floor level for the members of the place of worship.

Planning History

1. Lawful development certificate for existing use as place of worship (F1) - (Ref Number 70758). This application was submitted on 14/05/2024 and permission was granted for lawful development.
2. Single storey extension at rear and rebuilding of external wall of existing side extension (Ref Number 71148), submitted on 06/09/2024 and was refused for 1 reason which will be addressed below in the reason for submission of current application 71549. (All other elements were found to be acceptable).

Proposal

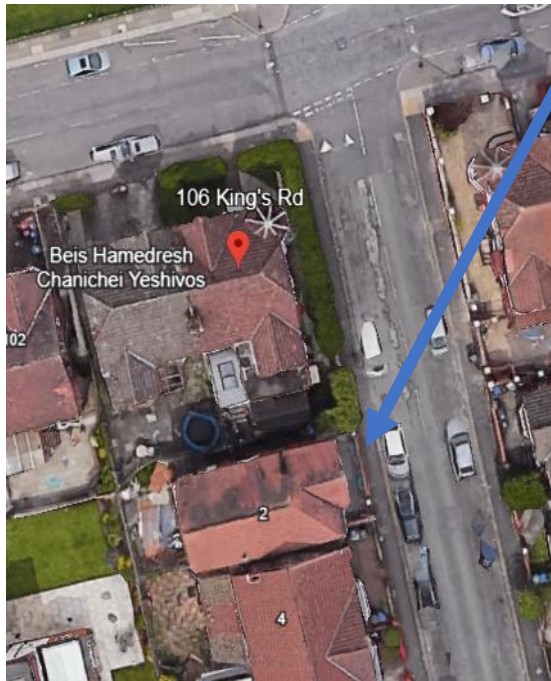
This application addresses the reason for refusal of Application 71148.

While planning application 71148 was refused due to a concern about a blocked side elevation window at 2 Fort Road, we believe this can be addressed. The officer was concerned about loss of light, mentioning it as the only window, but the room is well-lit by a large bay window at the front, which is the main source of daylight.

This application and statement attempt to address this and highlight the that the main source of daylight is in fact from the front bay window by way of pictures and diagrams.

The existing ground floor extension currently projects 2500mm, whilst the proposal is reducing the rear elevation to 2340mm.

1. No. 2 Fort Road enjoys a large bay window at the front of the room which will allow in a generous amount of daylight.



Bay Window at 2 Fort Road, facing the street



In fact, due to the orientation of the building, the side window in question faces the North, resulting in the main source of light being from the bay window at the front.

2. There have been no objections or representations from any of the neighbours regarding planning application 71148.
Notably, the residents of No. 2 Fort Road have not raised any concerns. Furthermore, demonstrating our commitment to good communication, Sam Golding, the planning agent, and Dayan Steiner, the Rabbi, proactively visited the owners and occupiers of No. 2 Fort Road to share the proposed plans with them prior to submitting application 71148. They expressed their appreciation for this open approach and assured us that they had no objections."

Conclusion

Based on the above reasons, we believe that reducing the proposed extension by 80cm from what was proposed in the previous application to what is being proposed in this application, will sufficiently address the issue and should be approved.

We believe that the proposed extension will not affect the daylight and sunlight for No. 2 Fort Road, because the room enjoys a large bay window, as its primary source of daylight and therefore will not be negatively impacted at all by the extension.

Therefore, based on the contents of this statement, we believe that application ref 71549, which reduces the original proposal by 80cm, should be approved.