

PLANNING STATEMENT



Address: 72-74 Kings Road, Prestwich, M25 0LN

Project Number: GSS23082

Date: 4th May 2026

Proposal: Change of use of 72 Kings Road from residential dwelling (Class C3) to synagogue (Class F1(f)) with a two-storey side extension linking the existing synagogue at 74 Kings Road with 72 Kings Road and external alterations.

Client: Prestwich Beth Hamedresh

Planning Authority: Bury Metropolitan Borough Council

1. Introduction

- 1.1 Gold Sketch Studios has been instructed by our client, Prestwich Beth Hamedresh, to prepare and submit a full planning application at 72-74 Kings Road, Prestwich, M25 0LN.
- 1.2 The formal description of the development:
'Change of use of 72 Kings Road from residential dwelling (Class C3) to synagogue (Class F1(f)) with a two-storey side extension linking the existing synagogue at 74 Kings Road with 72 Kings Road and external alterations.'
- 1.3 Planning permission was previously granted under application reference 71419 (registered 18 December 2024) for the change of use of 72 Kings Road from residential dwelling (Class C3) to synagogue (Class F1(f)), with a single-storey side extension to link to the existing synagogue at 74 Kings Road and external alterations. A subsequent variation of condition under application reference 71848 (registered 9 April 2025) was also granted to increase the size of the single-storey extension. Those permissions have not yet been implemented.
- 1.4 This new application therefore seeks permission for the addition of the first-floor link which was not included in the previous proposal.
- 1.5 The first-floor infill will enlarge the existing Ezras Noshim (ladies' gallery) within 74 Kings Road and provide office accommodation on the first floor of 72 Kings Road.
- 1.6 The application is accompanied by the following existing and proposed floor plans and elevation drawings.

2. Site and Surroundings

Site Description

- 2.1 This section describes the site's location and its surroundings.
- 2.2 The site comprises two semi-detached properties at 72 and 74 Kings Road, Prestwich, M25 0LN. Number 74 Kings Road is the existing synagogue (Prestwich Beth Hamedresh), which has operated from this location for many years. Number 72 Kings Road is currently a four-bedroom residential dwelling (Class C3). This application seeks

permission to change the use of 72 Kings Road to synagogue (Class F1(f)) and to link the two properties at both ground and first floor level.

- 2.3 The area where the proposed ground floor extension and first-floor infill are located sits at the shared boundary between numbers 72 and 74, directly between the two semi-detached properties. The single-storey side extension will occupy the gap between the two buildings at ground floor level, and the first-floor infill will sit directly above, completing the physical connection between the two properties at upper level.
- 2.4 Adjacent to the right and rear of the two properties are residential houses. Kings Road is a mixed-use street comprising residential dwellings, commercial shops and schools, all within a short walk of the site. The site is well served by public transport and local amenities.

3. Proposed Development

- 3.1 This application proposes the following elements of development, which together constitute a single integrated scheme for 72-74 Kings Road:
- Change of use of 72 Kings Road from residential dwelling (Class C3) to synagogue (Class F1(f));
 - two-storey side extension, linking 72 and 74 Kings Road;
 - External alterations to both properties.
- 3.2 The single-storey ground floor extension occupies the gap between the two semi-detached properties at ground level. It provides a physical connection between the entrance and ground floor accommodation of 72 Kings Road and the existing synagogue at 74 Kings Road. The ground floor arrangement, once complete, will comprise the main prayer room (Shul), entrance hall, cloak room, accessible toilet facilities and ancillary accommodation.
- 3.3 The first-floor infill extension is located directly above the ground floor link, filling the gap between the two properties at first floor level. The extension increases the first floor by less than 1.5 metres in depth. The proposed first-floor works will enlarge the Ezras Noshim (ladies' gallery) at 74 Kings Road from approximately 46m² to approximately 62m². The purpose of this is not to increase seating capacity, but to provide female congregants with a more comfortable and spacious environment.
- 3.4 The first floor of 72 Kings Road will be arranged to provide three office rooms, a landing/kitchenette area and a WC facility.
- 3.5 The front elevation facing Kings Road will not be materially altered by this proposal. The two-storey side extension is located between the two properties and are not visible from the principal street frontage. External materials will be finished to match the existing brickwork and roof materials of both properties.
- 3.6 Sound insulation works to the shared party wall, as previously agreed with the adjoining neighbour, will be carried out as part of this development.

Landscaping

- 3.7 The existing accessibility ramp at the side of Mowbray Avenue is to be retained. Existing boundary walls to both properties are retained as approved.

4. Planning Policy

- 4.1 This section highlights the main planning policies considered relevant to this application.

Saved Policies of the Bury Unitary Development Plan (UDP, 1997)

- 4.2 Policy EN1 (Built Environment) states that the Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.
- 4.3 Policy EN1/2 (Townscape and Built Design) states that the Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the character and townscape of the Borough's towns, villages and other settlements. Factors to be considered include:
- The external appearance and design of the proposal in relation to its height, scale, density and layout
 - The relationship of the proposal to the surrounding area
 - The choice and use of materials
 - Access and other design features for the mobility impaired
 - The design and appearance of access, parking and service provision
 - Landscaping, including the use of natural features, and open space provision
- 4.4 Policy HT5 (Accessibility for Those with Special Needs) states that the Council will seek to improve accessibility and the means of movement for the mobility impaired and those with special needs.
- 4.5 Policy HT5/1 (Access for Those with Special Needs) states that the Council will encourage the provision of satisfactory access to pedestrian areas and public and private buildings for the mobility impaired and those with special needs. This will be achieved by proposals which include demarcated car parking, ramped accesses and better design of buildings incorporating wider and/or automatic doors.
- 4.6 Policy CF1 (Proposals for New and Improved Community Facilities) states that proposals for new and improved community facilities will generally be looked on favourably by the Council, where they do not conflict with amenity or the local environment.

Places for Everyone Joint Development Plan Document (2024)

- 4.7 The Places for Everyone (PfE) Joint Development Plan Document was adopted in March 2024 and now forms part of the development plan for the Metropolitan Borough of Bury. Policy JP-P1 (Place-making, Design and Amenity) requires development to respond positively to local character, heritage assets and the built environment. The proposed development, given its limited scale and sensitive design, is considered to comply with this policy.

5. Planning Appraisal

- 5.1 This section assesses the application proposal in the context of planning policy and guidance at the national and local level.

Principle of the Development

- 5.2 The principle of the change of use of 72 Kings Road from residential to synagogue and the ground floor extension linking the two properties was firmly established through the prior grant of planning permissions 71419 and 71848. Although those permissions have not been implemented, they represent a clear indication that the principle of the development is acceptable in planning policy terms. This application does not depart from that principle; rather it seeks to complete the physical integration of the two buildings at both ground and first floor level.
- 5.3 Prestwich Beth Hamedresh is a well-established and well-attended place of worship that has served the local Jewish community for many decades. The synagogue is consistently at or near capacity during weekday services, Shabbat and religious holidays, with a significant number of congregants — particularly female attendees — currently unable to be seated during busy services.
- 5.4 The enlargement of the Ezras Noshim from 46m² to 62m² is necessary to accommodate existing demand and to provide dignified seating for all those who currently attend. It is emphasised that this proposal does not seek to increase membership numbers or attract new worshippers; its sole purpose is to improve conditions for existing congregants.
- 5.5 UDP Policy CF1 supports proposals for new and improved community facilities. The proposed development constitutes an improvement to an existing community facility and is therefore consistent with this policy.

Impact on Residential Amenity and the Local Environment

- 5.6 Following the combination of the two properties and the implementation of the proposed works, the synagogue will continue to operate in the same way it has for many years. Weekday services are held between 07:00–08:30 and 19:00–22:00. Saturday services are held over approximately a three-hour period. The proposed development will not alter these operational hours or patterns.
- 5.7 The synagogue has an established and positive relationship with its neighbours. No complaints have been received regarding its operation. This can be attributed to the fact that the synagogue is a considerate neighbour, and that the majority of local residents are direct users of the facility. The proposed development will not generate any additional noise, disturbance or activity beyond that already associated with the approved use.
- 5.8 Both the ground floor extension and the first-floor infill are contained between the two existing properties and are not visible from the Kings Road frontage. They do not harm the amenity of neighbouring occupiers. Furthermore, the previous proposal was granted, demonstrating that the local planning authority was satisfied that the development would have no negative impact on the amenity of neighbouring residents.

This application seeks only to extend that permission, and it is therefore submitted that there is no reason to depart from that earlier conclusion.

Traffic Generation and Car Parking

5.9 Please refer to the Transport Statement.

Scale and Design

- 5.12 The proposed development is modest in scale. The single-storey ground floor extension occupies only the gap between the two semi-detached properties, and the first-floor infill extends the connection between the two buildings by less than 1.5 metres at first floor level. Neither element is visible from the public realm. Materials for both will match the existing brick and roof finishes of both properties, ensuring a sympathetic and consistent appearance.
- 5.13 The proposal accords with UDP Policy EN1 and EN1/2 in that it does not adversely affect the character, appearance or amenity of the built environment. It also complies with PfE Policy JP-P1 by responding positively to the local character and scale of the existing buildings.

Accessibility

- 5.14 The design and layout of the building gives high regard to the needs of those with mobility impairments. The existing accessibility ramp at Mowbray Avenue is retained. The proposal is consistent with the requirements of UDP Policy HT5 and HT5/1.

6. Summary

- 6.1 This Planning Statement has set out the justification for the proposed development at 72-74 Kings Road, Prestwich, comprising the Change of use of 72 Kings Road from residential dwelling (Class C3) to synagogue (Class F1(f)) with a two-storey side extension linking the existing synagogue at 74 Kings Road with 72 Kings Road and external alterations.
- 6.2 Planning permission has previously been granted for the 'Change of use of 72 Kings Road from residential dwelling (Class C3) to synagogue (Class F1(f)), with a single-storey side extension linking to the existing synagogue at 74 Kings Road and external alterations.' This application only seeks to build upon that permission by extending the approved link to include a first-floor element, completing the full integration of the two properties.
- 6.2 The principle of the combined synagogue use at 72-74 Kings Road, together with the ground floor connection between the two properties, was firmly established through the prior grant of planning permissions 71419 and 71848. This application represents the full and final stage of integrating the two properties, completing the connection at both ground and first floor level in a manner that is modest in scale and sympathetic in design.
- 6.3 The sole purpose of the development is to provide adequate accommodation for the existing congregation of Prestwich Beth Hamedresh, particularly for female worshippers

in the Ezras Noshim. No increase in membership, attendance numbers or operational hours is proposed or expected.

- 6.4 The proposal is consistent with the relevant saved policies of the Bury Unitary Development Plan and the Places for Everyone Joint Development Plan Document (2024). It delivers a clear benefit to the local community and does not harm the amenity of neighbouring occupiers, the character of the streetscene or the local highway network.
- 6.5 It is respectfully submitted that planning permission should be granted for the proposed development.