

NOTICE OF REFUSAL OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Sam Golding
Gold Sketch Studios LTD
55a Bury Old Road
Prestwich
M25 0FG

On Behalf Of:

Prestwich BH Ltd
c/o agent

PART 1 - Particulars of Application

Application Number: 73159

Date of Registration: 21/05/2026

Proposal:

Change of use of 72 Kings Road from residential dwelling (Class C3) to synagogue (Class F1(f)); two storey side extension to link to existing synagogue at 74 Kings Road and external alterations

Location:

72-74 Kings Road, Prestwich, Manchester, M25 0LN

PART 2 - Particulars of Decision

The Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

- 1 The proposed extension would result in a loss of space between the dwellings which would be out of character with the surrounding street scene, and would therefore be seriously detrimental to the visual amenities of the area. The proposed development therefore conflicts Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and CF1/1 - Location of New Community Facilities of the of the Bury Unitary Development Plan and Places for Everyone Joint Development Framework Policy JP-P1 Sustainable Places.
- 2 The development would be seriously detrimental to the residential amenities of that attached dwelling at No. 70 Kings Road by reason of the noise, disturbance and general activity associated with the proposed first floor extension. The proposed development therefore conflicts with Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, H3/1 - Assessing Non-Conforming Uses, CF1/1 - Location of New Community Facilities, EN7/2 - Noise Pollution and Places for Everyone Joint Development Framework Policy JP-P1 Sustainable Places.
- 3 The applicant has failed to demonstrate that the lack of car parking proposed would be acceptable at this location in accordance with the provisions set out within Supplementary Planning Document 11. The proposed development therefore conflicts with Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, HT2/4 - Car Parking and New Development, Places for Everyone Joint

Development Framework Policies JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development, JP-P1 - Sustainable Places and the National Planning Policy Framework and Supplementary Planning Document 11: Parking Standards in Bury.

- 4 The applicant has failed to demonstrate that the proposed air conditioning units would not be seriously detrimental to the visual amenity and character of the area or the residential amenities of nearby occupiers, by reason of noise and disturbance. The proposed development therefore conflicts with Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, H3/1 - Assessing Non-Conforming Uses, CF1/1 - Location of New Community Facilities, EN7/2 - Noise Pollution and Places for Everyone Joint Development Framework Policy JP-P1 Sustainable Places.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

CF1/1	CF1/1 - Location of New Community Facilities
H3/1	H3/1 - Assessing Non-Conforming Uses
EN1/2	EN1/2 - Townscape and Built Design
EN7/2	EN7/2 - Noise Pollution
HT2/4	HT2/4 - Car Parking and New Development
JP-P1	Sustainable Places
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S2	Carbon and Energy
JP-C2	Digital Connectivity
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
NPPF	National Planning Policy Framework

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

Location Plan, GSS23082.7 002A Rev 1, GSS23082.7 502, GSS23082.7 003A, GSS23082.7 003 Rev 1, GSS23082.7 002 Rev 1

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for havi".

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On behalf of the Council

Date of Decision: 06/07/2026