

PLANNING STATEMENT

GSS23082 – 72-74 Kings Road

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:
‘Full planning permission for the extension of the existing synagogue to the adjacent property’
- 1.3 The proposed application building footprint is approximately 198.3m². At present, 74 Kings Road the existing synagogue has the footprint of 118.9m². While 72 Kings Road, an existing semi-detached 4 bedroom house has the footprint of 68.1m². The proposal is to extend the existing synagogue by 11.4m² and combining the two properties would extend the synagogue from 118.9m² to 198.4m².
- 1.4 The purpose for the proposed development is to extend the main pray room to accommodate the existing attendees only. The proposed combination of the property will create a comfortable space for all attendees and to be able to provide enough seats during service. Currently during regular pray services, a significant number of people must simply stand throughout the entire service, due to the limited number of seats available.
- 1.5 The application is accompanied by the following existing and proposed floor plans and elevation drawings.

2. Site and Surroundings

- 2.1 This section is to describe the site’s location and its surroundings.

Site Description

- 2.2 The area where the extension is proposed to combine the two buildings is currently a footpath shared by the two properties, for external access to the rear.
- 2.3 Adjacent to the right and rear of the two properties are residential houses. Kings Road, the main road of the property is a mixture of residential houses, commercial shops and schools, all within a 2-minute walk from the proposed development.

3. Proposed Development

- 3.1 The application proposes the extension of the existing synagogue to the adjacent semi-detached house, combining the two properties.
- 3.2 The development is only a single story, located in between the two properties. Utilising both properties shared footpath to combine the two buildings to a one large main prayer room and entrance.

- 3.3 The only changes from the front elevation to the Kings Road, will be the propose single story combination of the two property and two new proposed front doors to the right side of the property. The left, right and rear elevations are to be retained as existing.
- 3.4 The ground floor will consist of a bigger main pray room and an entrance hall. The first floor for 72 Kings Road property will be utilise as offices. While the first floor for 74 Kings Road will remain as existing.
- 3.5 We are working closely with the adjacent neighbour to upgrade the adjoining party wall to add sound insulation to meet sound standards set out by building control.

Parking

- 3.5 There is no car parking spaces allocated in association to the proposed synagogue.
- 3.6 There is no bike store currently dedicated to the proposed development.

Landscaping

- 3.6 The existing ramp at the side of Mowbray avenue is to be retained for disability purposes.
- 3.7 Existing boundary wall for both properties are to be retained, with 72 Kings Road to act as the new entrance for the synagogue.

4. Planning Policy

- 4.1 This section is to highlight the main planning policy which are considered relevant for this application.

Saved Policies of the Bury Unitary Development Plan (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 particular character and townscape of the Borough's towns, villages and other settlements. Factors to be considered when assessing proposal will 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
 - The use of lighting
- 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 proposal which include demarcated car parking, ramped accesses and better design of buildings incorporating details such as wider and/or automatic doors.

4.6 Policy CF1 (Proposal for New and Improved Community Facilities) states that the proposal for new and improved community facilities will generally be looked on favourably by the Council.

National Planning Policy Framework (2012)

4.7 On March 2012, the Government published the National Planning Policy Framework (NPPF). The document details a comprehensive of all UDP Policies to determine their consistency with the NPPF.

4.8 Central to the NPPF is a presumption in favour of sustainable development and the need for the planning system to support economic growth in line with the Planning for Growth Ministerial Statement.

4.9 The section 8 (NPPF) states the UDP's policies relating to community facilities are considered to be consistent with the NDDF's aim to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

5. Appraisal Development

5.1 This section is to access the application proposal in the context of planning policy and guidance at the national and local level.

Principle of Synagogue Extension

5.2 There is noticeable demand for the existing synagogue in this locality. The synagogue is always well attended for all its daily services, and it is over capacity its weekly and religious holiday services. The extension is essential to accommodate demand from existing members, services during weekends and religious holidays, members are forced to stand for the entire service around the perimeter of the main pray room, due to the limited number of seats that can be accommodated. The proposed expansion to the neighbouring property is not for any future projection of a greater membership, but to simply an extension to accommodate existing member only.

5.3 UDP Policy CF1 states that it is to everyone's benefit that there are community facilities such as clinics, hospitals, place of worship, nurseries, school, meeting places and care facilities of a high standards, in sufficient number and in the right locations. Proposal for new and improved community facilities will generally be looked on favourably by the Council, where it does not conflict with amenity or the local environment.

5.4 The proposed extension/combination of the synagogue and its element developed is judge to comply with UDP Policy CF1.

5.5 UDP Policy CF1/1 provides several criteria that proposal for new and improved community facilities must be carefully considered. The proposal for the extension and combination of the synagogue is within the requirements of this policy below:

Impact on residential amenity and the local environment:

After the combination of the two properties, the synagogue will be used in exactly the same way as it is currently. Weekday services are held between 0700-0830 and 1900-2200. Saturday services will be held over a three hour period. The synagogue has been in this location for many years and has not had any complaints from neighbours because:

- a) The synagogue is a considerate neighbour
- b) The majority of local resident directly use this facility as it is an important part of the community infrastructure in the area.

Traffic generation and car parking provision:

Almost all attendees of the synagogue for the daily services walk or use a bike as they typically live nearby. A very few attendees drive, however there is very little parking available, as a result most people opt to walk for all services. During Sabbath services or Jewish holiday services, there are no car journeys taken place.

The scale and size of the development:

The development is for the combination of the two existing properties and a small single-story extension to combine the two, thus making the proposal not set a precedent for its size and location.

Where applicable, access to shops and other services:

The site is in a high economic sustainable location, as the location offers shops and other services in proximity. Typically, attendees would go to the nearby kosher shops immediately before or after the weekday services.

If the use is intended to serve a local community, or catchment area, the suitability of the chosen location in relation to that community or catchment area:

The local catchment area of the proposal is extremely popular within the Jewish community and has been historically for decades. Therefore, the location is considered to be a wholly appropriate location for the proposed extension of the synagogue.

The needs and requirement of the disabled:

The design and layout for the proposal has been given high consideration to the requirements of those whose mobility is impaired and will meet the requirement of the Disability Discrimination Act (DDA) 1995.

Built Environment and Design

5.6 The Built and Environment policies of the Bury UDP establish urban design principles which include enhancing the character, appearance and amenity of the environment.

5.7 In response to these requirements, the proposed extension/ combination of the two properties has been designed with reference to the massing and scale of the surrounding properties to guarantee a successful integration within its context.

5.8 The extension has been designed to fit in with the style of the two existing buildings and surrounding properties. The brickwork is to match the existing and the new windows sizes and materials are to also match with the two existing properties.

Transport and Accessibility

5.9 The synagogue is being provided to accommodate the existing members only and are currently attend services at the site. As a result, no new car journeys are expected to be generated for this proposed development.

5.10 No car parking spaces is proposed in association to the proposed development, as almost all the attendees walk to services.

5.11 In summary, according to the Highway and Transportation policies, the proposal is only withheld for development which will have a severe impact on local highways. Evidently, the proposed extension/combination of the synagogue is to make the existing accommodation more comfortable for existing users only and will not increase the number of journeys and thus it cannot be said that will has a severe impact on local roads.

6. Summary

6.1 This Planning Statement has set out the clear requirement for this proposed development. The proposal is not to expect or intended the expansion of the current users in the future, but to simply add supplementary comfortable space for all the existing attendees, preventing standing through the entire length of service on the busy days.

6.2 This proposal is clearly a massive benefit to the local community and many positive impacts can be identified, as in this case, the National Planning Policy Framework (NPPF) recommends that the applications should be treated favourably. It is our view that the planning permission should be granted for the proposed development.