

GSS23135 – 106 Kings Road – Planning Statement

Proposal: Ground Floor Extension to Existing Synagogue

Introduction

This Planning Statement has been prepared and submitted by Gold Sketch Studios on behalf of Chanichei Yeshivos. It forms part of a suite of documents in support of an application which seeks ‘full planning permission’ for the extension at the existing synagogue, located at 106 Kings Road, Prestwich, M25 0FY.

The motivation for the proposed development is to extend the synagogue to create an entrance lobby and facilities in a user-friendly location, to provide toilets for the current attendees. The extension will create accessible facilities for disabled members who will find the current layout tricky to navigate. There is no disabled WC in the current layout; the current toilets are accessible by steps.

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, this planning statement assesses the development proposal against relevant policies contained within the adopted development plan, key national planning policies and all other material considerations. In addition, the report also seeks to demonstrate the wider social benefits of the scheme.

The application is accompanied by detailed layout, floorplans and elevational drawings. This Planning Statement should also be read in conjunction with the following documents submitted with the application:

- Completed Planning Application Forms;
- Design & Access Statement;
- Relevant Drawings

Site

The application is for an extension to an existing synagogue that has been at this location since 07-04-2008. A lawful development certificate was applied and granted for a retrospective change of use and the decision was made 09/07/2024.

The application site is approximately 223 sqm. At present, there is an existing building on site which has a footprint of approximately 115 sqm. There is planning permission in

place to add 19 sqm at the rear. This proposal is to increase the size of the building by 20 sqm at the front.

The area where this extension is proposed is currently hardstanding, used as an area through which to enter the building and contains one of the two entrances to the building.

Directly adjacent to the left and to the rear are residential houses. To the right side is Ford Road and then there are more residential houses all the way to the end of Kings Rd to Bury Old Road. Directly opposite the site, on the other side of Kings Road, is a netball and football court, and a park with a play area, a school and a medical centre.

Proposal

The application proposes the erection of a high-quality ground floor extension to the front of the existing building within the area that is currently hardstanding only. A path round the site will be maintained.

The development would be single storey only. The main elevation will face towards Kings Road. The ground floor extension will consist of entrance hall, cloakroom facilities and toilets. One of the toilets will be a disabled access toilet. and cloakrooms and the main sanctuary.

Justification – The current toilet facilities at the rear of the main sanctuary are difficult to access and are not disabled friendly. Planning has recently been granted for the rear extension, but upon further deliberation with the construction company, before beginning construction, it was felt that it would be necessary to provide disabled access WC facilities and to place these at the front of the building to ensure ease of access.

The synagogue has a varied membership body with various needs and it is vital that we accommodate all needs.

Precedent – A synagogue, Beis Mordcha, located a few doors away at 90/90A Kings Road has established a precedent on the street scene with a ground floor front extension, with a finish clearly distinguishing itself from the local residential houses, as a place of worship.

Planning Policy

Saved Policies of the Bury Unitary Development Plan (1997)

Policy EN1 (Built Environment) states that the Council will seek to protect, preserve and enhances the character, appearance and amenity of the Borough's built environment.

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. Key factors for assessment are provided in the policy, and they include:

- a) The external appearance and design in relation to height, scale, density and layout;
- b) Relationship with surrounding area;
- c) Choice and use of materials;
- d) Access and features for the mobility impaired;
- e) Design and appearance of access, parking and service provision;
- f) Landscaping and open space provision; and,
- g) The use of lighting.

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.

Policy HT5/1 (Access for Those with Special Needs) requires that proposals should incorporate the provision of specialty demarcated car parking spaces, ramped accesses, bi-parting automatic doors, and generally be designed appropriately to serve the needs of those whose mobility is impaired.

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.

National Planning Policy Framework (2012)

On 27th March 2012, the Government published the National Planning Policy Framework (NPPF), which consolidates previous national planning policy guidance into a single Framework. The NPPF is a material consideration in the determination of planning applications.

The NPPF does not change the statutory status of the Development Plan as the starting point for decision making. It advises that proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

Development Appraisal

There is demonstrable demand for the existing synagogue in this locality. ¹The synagogue is always well attended for all its daily services, as well as its weekly and religious holiday services.

The justification that supports UDP Policy CF1 states that it is to everyone's benefit that there are community facilities, such as hospitals, clinics, places of worship, nurseries, schools, meeting places and care facilities of a high standard, in sufficient numbers and in the right locations. The Council will, therefore, generally look favourably on proposals for additional or improved community facilities, where these do not conflict with amenity or the local environment.

The synagogue will meet an identified local need for disabled access and user-friendly toilets and facilities, at this synagogue. The proposed synagogue element of the development is judged to comply with UDP Policy CF1.

UDP Policy CF1/1 provides a number of criteria that proposals for new and improved community facilities must be considered against. The proposed extension is considered against the requirements of this policy below:

Impact on residential amenity and the local environment; After the extension, 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. No staff are based at the synagogue. The synagogue has been at this location for many years without any complaint from any neighbours because;

- a) The synagogue is a considerate neighbour and
- b) The majority of local residents directly use this facility.

The synagogue are an important part of the community infrastructure for the residents of this area.

Traffic generation and car parking provision; Almost all attendees of the synagogue for the daily services walk or use a bike. There are a few attendees that drive, the ones that do drive use whatever available parking there is. However there is very little parking available and this itself ensures that most people do walk for all services. There are no car journeys at all for any of the Sabbath services or Jewish holiday services. This proposal will not increase membership, and therefore will not increase traffic, rather it is to meet the needs of the current members.

The scale and size of the development; The development is for the ground floor only and the intention is that the design of the extension is such that it book-ends the buildings on this row and clearly defines itself as a non-residential property.

Where applicable, access to shops and other services; The application site is in a highly sustainable location offering immediate access to shops and other services in close proximity. It is often the case that attendees should combine going 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 appropriate walking catchment of the application site is extremely popular with the Jewish community and has been historically for decades. The location is considered to be a wholly appropriate location for the synagogue as is proven by the fact that the members all live in walking area of the synagogue, with a number being direct neighbours.

The needs and requirements of the disabled. - The design and layout has given full consideration to the requirements of those whose mobility is impaired. The whole point of the development is to meet the requirements of the Disability Discrimination Act (DDA) 1995.

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

In response to these requirements, a detailed assessment of the design characteristics and benefits of the scheme is provided within the submitted Design and Access Statement. However, in summary, the proposed extension has been designed with reference to the massing and scale of surrounding properties to ensure its successful integration within its context. It has also been designed to match the synagogue with a front extension, a few doors away, at 90/90A Kings Road – Beis Mordcha.

The extension has been designed to fit in with the style of the existing building but be of significant quality and design to distinguish itself from the residential properties. The corner has an octagonal bay to replicate the existing building detail and to create a book-end for this block of buildings. Brickwork is to match the existing and the large rectangular windows are designed to create a rhythm to the façade whilst providing a high level of natural light to the main sanctuary. The windows are to have stone surrounds to match the new frieze detail. Existing windows are also provided with surrounds to bring the whole building together.

Transport and Accessibility

The synagogue is being provided to accommodate existing demand and existing attendees who currently attend services anyway at the site. For this reason it can be said that no new car journeys will be generated for this extension.

No car parking spaces are being proposed to serve the extension, but there are no car parking spaces currently which itself is the reason why almost all attendees walk to services.

In summary, it is considered that the proposed extension will accord with Highways and Transportation Policies on account that permission is only withheld for development which will have severe impact on local highways. Clearly as this is an extension to make existing accommodation more comfortable for existing users it will not increase the number of journeys and thus it cannot be said that the extension will have a severe impact on local roads.

Conclusion

This planning statement supports an application for a ground floor extension to an existing synagogue at 106 Kings Road, Prestwich. The primary purpose of the extension is to provide an entrance lobby, cloakroom facilities, and accessible toilets for the synagogue's users. The statement assesses the proposal against relevant local and national planning policies, arguing that it aligns with these policies. A key point is that a precedent has been set by a similar extension to another synagogue nearby. The statement emphasizes the community benefit of the improved facilities and asserts that the development will not negatively impact the surrounding area.

The proposed extension is necessary to meet the needs of the synagogue's attendees by providing improved and accessible facilities. It maintains that the development is in accordance with relevant planning policies and will offer a positive contribution to the community.