

**4/02257/15/FUL - SINGLE STOREY INFILL EXTENSION TO REAR OF BUILDING.
VARIOUS DOOR AND WINDOWS ADDED TO FRONT, REAR AND SIDE ELEVATIONS..
WOODWELLS CEMETERY, BUNCEFIELD LANE, HEMEL HEMPSTEAD, HP2 7HY.
APPLICANT: DACORUM BOROUGH COUNCIL.**

[Case Officer - Briony Curtain]

Summary

The application is recommended for approval.

Consent is sought for a very modest in-fill extension to an existing building, which is set within a well established, fully enclosed cemetery site. The design of the extension mirrors the existing building (flat roof) and the materials to be used would match. The proposal would thus appear as a natural continuation of the existing building and would regularise the existing irregular footprint, it would thus improve the overall appearance of the building and harmonise well. The buildings are set to the very south of the site, and the rear of them is concealed from public view.

The proposals comply with Policy CS12 of the Core Strategy.

Site Description

The application site is the Woodwells Cemetery site located between the Breakspear Way access to the M1(to the south) and Boundary Way to the north. Specifically, the application relates to the single storey buildings to the south-western corner of the site.

Proposal

Full Planning Permission is sought for a single storey rear extension to the existing office building. The extension would in-fill the existing void to the rear of the building and essentially 'square' off the footprint. The extension would be flat roof and adjoin the adjacent structures.

It is also proposed to introduce additional windows and doors. To the front the garage door would be bricked in and a small existing window would be replaced with a door. To the rear an existing door would be partially bricked in and a window introduced in its place.

Referral to Committee

The application is referred to the Development Control Committee as it is owned by Dacorum Borough Council.

Planning History

4/02105/09/FUL EXTENSION TO INTERNAL ROAD
Granted
08/02/2010

4/02105/09/FUL EXTENSION TO INTERNAL ROAD
08/02/2010

4/01330/08/FUL SOIL BUND AT REAR
Granted
07/08/2008

4/00850/08/FUL SPOIL STORAGE AREA
Granted
13/05/2008

4/01578/07/FUL ACCESS RAMP TO NEW FRONT ENTRANCE DOOR TO
RECEPTION/OFFICE. NEW WINDOW ADJACENT RAMP AND INFILL
EXISTING ENTRANCE DOOR
Granted
21/08/2007

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Circular 11/95

Adopted Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS12 - Quality of Site Design

Summary of Representations

Environmental Health

Does not wish to restrict the grant of permission

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

No comments received

Considerations

Policy and Principle

The site is designated as open land. New development on designated Open Land is subject to Core Strategy Policy CS4 and saved DBLP Policy 116.

These policies state that in open land areas the primary planning purpose is to maintain the generally open character. The proposed extension in an in-fill extension between two existing structures and as such would have no impact whatsoever on the openness of the wider site. From all directions it would be viewed against the backdrop of the existing building. The proposal would not compromise the aims and objectives of the open land designation.

Effects on appearance of building / site

The extensions proposed are modest in size and scale and acceptable in design relating well to the existing building. They would improve the overall appearance of the buildings and regularise the footprint. The window and door amendments to the front and rear elevations would not alter the overall character or appearance of the building. There would be no visual harm.

The building subject of this application are located to the very south-western corner of the cemetery, set within a fully enclosed area and the rear elevation is entirely concealed from public vantage points.

The proposal would comply with Policy CS12 of the Core Strategy.

Impact on Neighbours

Given the enclosed, nature of the site and the mature landscape screen to the west and south, there would be no harm to the amenities of adjacent sites. Furthermore the site is bounded to both of these sides by highways.

Sustainability

A sustainability Statement has been submitted as part of the proposal and confirms that all reasonable efforts will be undertaken to ensure the construction of the development is sustainable.

Other Material Planning Considerations

None.

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 **The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development and to comply with Policy CS12 of the Core Strategy.

- 3 **The development hereby permitted shall be carried out in accordance with the following approved plans:**

15050/01

15050/02

15050/03

Reason: For the avoidance of doubt and in the interests of proper planning.

Article 31

Planning permission/advertisement consent/listed building consent has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.