2022/0176

BMBC Bereavement Services

Erection of a single storey extension to provide reception space and private spaces for the bereaved

Barnsley Crematorium, Doncaster Road, Barnsley, S71 5EH

No objections received from any members of the public at the time of writing. The publicity period expires on 25th March.

Site Location and description

Barnsley Crematorium is located off Doncaster Road in the section where it is a busy dual carriage way linking Barnsley and Doncaster.

Access to the site consists of a one way system. The entrance is from Doncaster Road to the north and the exit is via a small single track road to the West.

The main office accommodation is situated within the buildings fronting onto Doncaster Road, the gable fronted pitched roof buildings flank the access road and form a prominent entrance to the site. The buildings are set back from the highway and separated from it by a grass verge which is surrounded by a low level brick wall.

The main building is constructed from buff brick with stone quoins and benefits from a modern single storey flat roof extension to the front and a white UPVC conservatory extension to the rear.









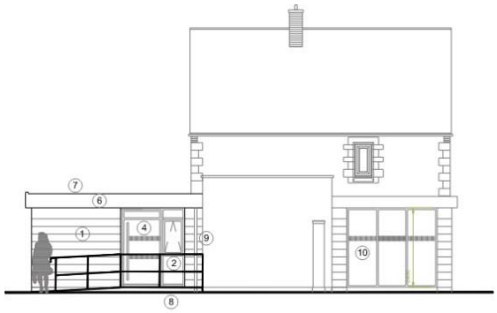
Site History

2019/0694 - Single storey extension to provide memorials display showroom – Approved July 2019

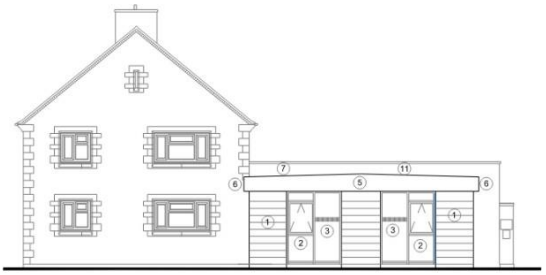
Proposed Development

The applicant seeks permission for the erection of a single storey extension to the existing office accommodation associated with Barnsley Crematorium to provide a space for bereavement services, along with a suitable reception area and private spaces for the bereaved.
The proposed extension is to project 5.1m from the rear elevation and extend 7.5m along it, replacing the existing UPVC conservatory.

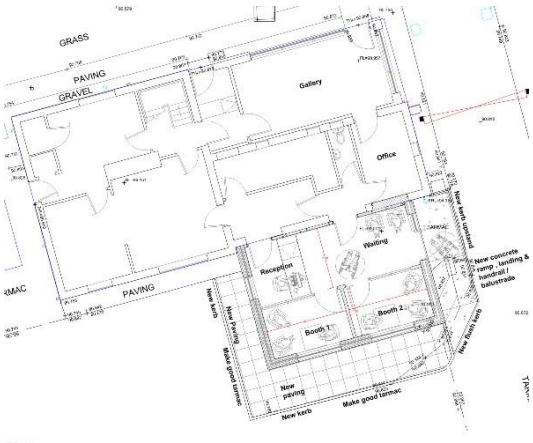
The extension is to be clad from Cedral Fibre cement cedar cladding in Light Oak, to match the materials used in the construction of the recently built front extension.



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the adopted Local Plan and Joint Waste Plan. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Documents, which are other material considerations.

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and is also identified on the Green Space Register as part of the wider area occupied by the Cemetery. Therefore, the following policies are relevant:

- Policy T4 New development and Transport Safety
- Policy GD1 General Development
- Policy D1 High Quality Design and Place Making
- Policy GS1 Green Space
- Policy SD1 Presumption in favour of Sustainable Development
- Policy I2 Educational and Community Facilities

Consultations

Highways – No objections
Forestry Officer – No objections
Pollution Control – No objections

Representations

Neighbour notification letters have been sent to surrounding properties and the application has been advertised by the way of a site notice. No representations have been received to date; however, the consultation period has not yet expired. The application will not be determined until such a time that the consultation period has ended and any representations are assessed.

Assessment

Principle of development

The site forms part of the wider area of the Crematorium which is designated as on the Greenspace Register. Under Policy GS1 proposals that result in the loss of green space or land that was last used as green space will not normally be allowed unless an assessment shows that there is too much of that particular type of green space in the area which it serves, and its loss would not affect the existing and potential green space needs of the borough. However, Policy GS1 also describes Green Spaces as *"green open areas which are valuable for amenity, recreation, wildlife or biodiversity and include types such as village greens, local open spaces, country parks, formal gardens, cemeteries, allotments, woodlands, recreation grounds, sports pitches and parks"*. In this case the area the subject to this application is to the rear of the crematorium offices and gatehouse and is currently laid to paving forming a hard forecourt and entrance area to the building. As such it is not considered that the proposal would see the loss of a 'green open area' and therefore the loss of the loss of the green space would be acceptable and given that the area is paved and currently benefits from a conservatory extension, there would be no requirement for compensation payment as the area is not considered to be functioning as a green space. The principle of the development is therefore considered to be in accordance with Local plan Policy GS1.

Furthermore the proposal is a relatively small-scale extension to enable the improvement of services provided by bereavement services within the reception area and the provision of new community facilities is supported by policy I2.

In addition to the above proposals for development are considered acceptable where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents, highway safety, or the visual amenities of the site. These are assessed in detail in the remainder of the report.

Visual Amenity

The building is set back from the highway with the proposed extension being located on the southern rear elevation of it. It is acknowledged that the proposed external materials do not match those used in the construction of the original building, however the light oak Cedral fibre cement cladding harmonises with the warm oak tones of the buff brick and the inclusion of the proposed

modern contemporary feature contrasts against the original building allowing the history of the original building to be easily read. In addition, the materials proposed would match those used in the construction of the extension located on the front elevation which was approved in July 2019.

Residential Amenity

The closest residential properties are located to the west of the site, some 30 meters from the site. Given that the proposed extension is located within the building line of the original building and will replace an existing conservatory, it is considered that the proposed works are unlikely to give rise to any reduction in amenities currently enjoyed by neighbouring residents.

Highway Safety

The proposal is a relatively small-scale extension to enable the improvement of services provided by bereavement services within the reception area and there is no change to the parking arrangements proposed. It is proposed to make a small alteration to the kerb line along the access road, however, highways have been consulted and no objections are raised to the scheme. It is therefore considered that the proposed extension complies with Local Plan Policy T4.

Other Issues

Barnsley Crematorium site is covered in part by an area TPO. However the proposed extension does not project closer to the surrounding trees than the existing extension and that the existing hard surfaced driveway acts as a suitable buffer between the construction area and trees. No objection has been raised from an arboricultural perspective therefore. It is however, considered prudent to include a condition requiring tree protecting fencing details to be submitted and approved prior to commencement to ensure that no materials are stored within the rooting area of the closest tree.

Summary

The proposal is a relatively small-scale extension to enable the improvement of the facilities provided by bereavement services within the reception area and the provision of new community facilities is supported by policy I2. In addition the size of the extension is modest in size and would be built on an existing hard surfaced area, avoiding any loss of green space.

The extension would be single storey and is in proportion and in keeping with the existing building. No other forms of harm would occur, although it is considered prudent to impose a condition requiring tree protecting fencing details to be submitted and approved prior to commencement to ensure that no materials are stored within the rooting area of the closest trees.

Recommendation

Grant subject to conditions