

Planning Application Response of Planning Policy

Application No:	APP/13/00584
Site Address:	Police Station, 35-37 South Road, Hayling Island, PO11 9AE
Development:	Change of use from Police Station (Sui Generis) to a single family dwelling (C3) comprising of 1No. 4 bed detached house
Case Officer:	Jenna Shore
Comments by:	Robyn Lyons
Date of Comments:	23 July 2013

Comments:

I am of the opinion that the previous use (i.e. a police station) is not a community facility in the context of the NPPF or Local Plan (unlike a shop, church, public house, leisure use, etc.). The community uses given as examples in the NPPF (paragraph 70) are all more open and available for public use, where the building is a relatively essential component of providing the facility, use or service.

In this instance the facility (i.e. policing) can continue to provide for the community without being reliant on the building subject of this application. As such I am of the opinion that the 'protection for existing community facilities and shops' (Policy DM2) or Paragraph 70 of the NPPF do not apply in this instance.

To my understanding the police station is no longer required (i.e. surplus to requirements) and the site sits within a largely residential area. On that basis a change of use to residential seems appropriate and it will positively contribute to Policy CS9 through the provision of an additional dwelling.

NO OBJECTION