
Site Address: Police Station, 35-37 South Road, Hayling Island, PO11 9AE
Proposal: Change of use from Police Station (Sui Generis) to a single family dwelling (C3) comprising 1No. 4 bed house.
Application No: APP/13/00584 Expiry Date: 02/09/2013
Applicant: Police and Crime Commissioner for Hampshire Team: Team 2
Agent: Mr Jones Case Officer: Jenna Shore
 Lambert Smith Hampton
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a two storey hipped roof end of terrace police station. To the north is the attached residential dwelling. All buildings surrounding the Police Station are residential. To the front is a large car park area with a notice board to the front bordering the highway. To the rear is additional parking associated with the Police station.

2 Planning History

No recent planning history

3 Proposal

- 3.1 The application proposes a change of use from a Police Station (sui generis) to a residential dwelling. No external changes are highlighted with the realm of this application.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS9 (Housing)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Access Officer

No comment

Building Control

No comment

Development Engineer

No adverse comments

Waste Services Manager

No comment

Public Spaces Development Manager

No open space implications

Regeneration & Development

No objection

Planning Policy

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

Crime Prevention Officer

No comment

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 13

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of representation has been received highlighting the following concerns:

1) The hedge adjoining neighbouring dwellings is currently maintained by the Police Station under contract and set to a certain height. Can this be maintained.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Effect on neighbours
- (iii) Parking

(i) Principle of development

7.2 It has been established through consultation with Planning Policy that the police station is not considered to be a community facility in the context of the NPPF. Consequently the proposal is not considered to be in breach of Policy DM2 of the Havant Borough Local Plan (Core Strategy). The change of use to residential would lead to a positive contribution to the surrounding environment in this predominately residential area. The change of use will also lead to positive contribution to housing targets as outlined under Policy CS9 of the Havant Borough Local Plan (Core Strategy).

(ii) Effect on neighbours

7.3 The design and appearance of the building appears residential, particular in this location adjoining residential dwellings. At this stage the application is solely seeking a change of use, no external changes have been indicated. It is unlikely that the change would result in an adverse impact to neighbours with noise levels and disturbance potentially reducing compared to the use of the building as a family home.

7.4 The owner/occupier of 43 South Road has highlighted concern regarding the maintenance of a hedge adjoining the police station. Unfortunately the maintenance of this hedge is not a planning consideration. The contract between neighbours and the new owners is a civil matter and unfortunately can not be conditioned as part of this application.

(iii) Parking

7.5 Adequate parking for three or more vehicles is indicated to the front of the site. To ensure that these are retained and to safeguard the amenity of nearby residential neighbours a condition can be added to ensure that parking remains off-road.

8 Conclusion

8.1 The change of use is not considered to be contrary to Policy DM2 and is thought to make a positive contribution to Policy CS9 of the Havant Borough Local Plan (Core Strategy). The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00584 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3

years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location plan drawing number A/13/280/A received by the Council 12th June 2013

Block plan received by the Council 12th June 2013

Existing ground floor plan drawing number HAY01-01-G received by the Council 12th June 2013

Proposed ground floor plan received by the Council 12th June 2013

Existing first floor plan drawing number HAY01-01-1 received by the Council 12th June 2013

Proposed first floor plan received by the Council 12th June 2013

Existing garage floor plan drawing number HAY01-02-G received by the Council 12th June 2013

Design and access statement received by the Council 12th June 2013

Photographs received by the Council 12th June 2013

Reason: - To ensure provision of a satisfactory development.