ALLEN PLANNING Ltd
Town Planning and Development Consultants

Planning Statement

Application for the discharge of condition No.5 imposed upon Planning Permission ref: PL/2023/02086 granting permission for the

change of use of dwelling to an Assessment & Therapy service use for children (Class E of the UCO

Site at: Wylye House
27 Wyndham Road
Salisbury
SP1 3AB

June 2023

1.0 Introduction

1.1 This Planning Statement has been prepared by Allen Planning Ltd on behalf of the site owner to support an application for the discharge of condition No.5 imposed upon Planning Permission reference 23/02086 granting approval for change of use of dwelling to an Assessment & Therapy service use for children (Class E of the UCO)

1.2 Condition no. 5 imposed upon the permission states: –

"Prior to the approved use commencing a scheme of sound insulation to be installed on party walls shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full prior to the approved use commencing."

1.3 The reason for the imposition of this condition was:

"To prevent any adverse impact on neighbouring dwellings due to any noise generating activity associated with the approved use for non-residential purposes."

1.4 This application thereby includes the following documents in reference to the requirements of this condition:

- A Contractors Statement with technical information in terms of sound proofing
- A floor plan highlighting (in yellow) where the soundproofing will be placed.

2.0 Site Location & History

2.1 The site is located on the northern side of Wyndham Road comprising of a three storey mid terraced property of red brick with cream render.

2.2 There are similar properties either side of the site and also on the opposite side of Wyndham Road and also similar properties either side of the site.

2.3 The site is not listed, not within a conservation area and there are no important trees or hedgerows on the site.

2.4 In addition of course the site is highly sustainable being within the ring road with short and easy access by foot to all of the city centre amenities and public transport opportunities.

2.5 Although predominantly a residential street there is a medical practice close to its junction with Castle Street.

2.6 Planning permission as granted earlier this year under LPA reference 23/02086 granting approval for change of use of dwelling to an Assessment & Therapy service use for children (Class E of the UCO).

3.0 Assessment

3.1 Condition 5 imposed upon the host permission requires details of a scheme of sound insulation to be installed on party walls.

3.2 When considering potential noise disturbance, the NPPF at paragraph 174 states that planning policies and decisions should aim to:

174. Planning policies and decisions should contribute to and enhance the natural and local environment by:

(e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

3.3 Paragraph 185 adds further:

"185. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation."

3.4 Accompanying this application in respect of the above is a Contractors Statement with technical information in terms of the sound proofing proposed together with a floor plan highlighting (in yellow) where the soundproofing will be placed.

3.5 It is submitted that the introduction of such into the party walls of the building would prevent any adverse impact on neighbouring dwellings due to any noise generating activity associated with the approved use for non-residential purposes.

4.0 Conclusion

4.1 It is submitted that the information submitted with this application is sufficient to discharge the requirements of condition No. 5 imposed upon the host planning permission.