ALLEN PLANNING Ltd
Town Planning and Development Consultants

Planning, Heritage, Design & Access Statement



In support of a proposal for the introduction of solar panels and a safety guarding around such at roof level

Site at Nos. 42 - 44 Chipper Lane
Salisbury
SP1 1BG

July 2023

1.0 Introduction

1.1 This Statement has been prepared by Allen Planning Limited on behalf of our client to support a planning application for the introduction of solar panels to the roof and a low security railing around this area locate towards the centre of the overall roof area onto this commercial building, currently vacant, and last used for purposes falling under Class E of the UCO.

1.2 The site has permission in upper floors for its conversion to residential apartments and such works are currently on going.

1.3 The purpose of this Statement is to describe the relevant site context and surrounding area together with the details of the proposed scheme development. It also outlines the planning policy context and provides an assessment of those policies that apply to the scheme development.

1.4 In overview the application is a simple one namely the creation of 24 no 2m x 1m solar panels towards the centre of the roof.

1.5 In addition an 1100mm safety guarding is also provided around this "block" of solar panels to provide appropriate health and safety for onward maintenance of the panels.

1.6 The building is not listed but does lie within the City Conservation Area and as a result this Statement also contains a heritage impact assessment of the changes proposed to the roof of this building.

1.7 It is noteworthy, and as set out in the planning history below, that the Council has granted planning permission for further fenestration to this building given its now approved residential usage.

2.0 Site Location

2.1 The property is located in the centre of Salisbury, approximately 125m north of the Guildhall and Market Place. It is situated on the south side and eastern end of Chipper Lane, at the junction of Chipper Lane, Salt Lane, and Endless Street.

2.2 The property is situated in the Salisbury Conservation area but is not listed although the adjoining buildings in Chipper Lane and Endless Street are listed. The overall property consists of a 3 storey (ground plus two upper floors) split floor-level building.

2.3 At ground level are 3no commercial premises which are accessed via Endless Street. These consist Chris White Funeral Directors (15 Endless Street), who also occupy the double-height yard area which is accessed off Chipper Lane, Elite Tailoring (15A Endless Street) and a vacant unit on the corner of Endless Street / Chipper Lane, formerly occupied by The Karma Centre (48 Chipper Lane)

2.4 Access to the first and second floor offices (42 – 44 Chipper Lane) is via a dedicated front door situated on Chipper Lane between corner retail unit and the vehicular access to the rear service yard. The property also has a basement floor.

2.5 The property would appear to have been constructed around the 1980's and consists of extensive glazed shopfronts at ground floor level, with face brickwork and vertical glazing units (incorporating brick infill panels) up to eaves level, above which is a tiles pitched perimeter roof slope and flat roof behind. The only variation to this is around

the service yard entrance on Chipper Lane, which has tile hanging to the elevation above the loading door and 4 dormer windows set in the pitched roof element.

2.6 The general location of the site is shown in Figure 1 below.

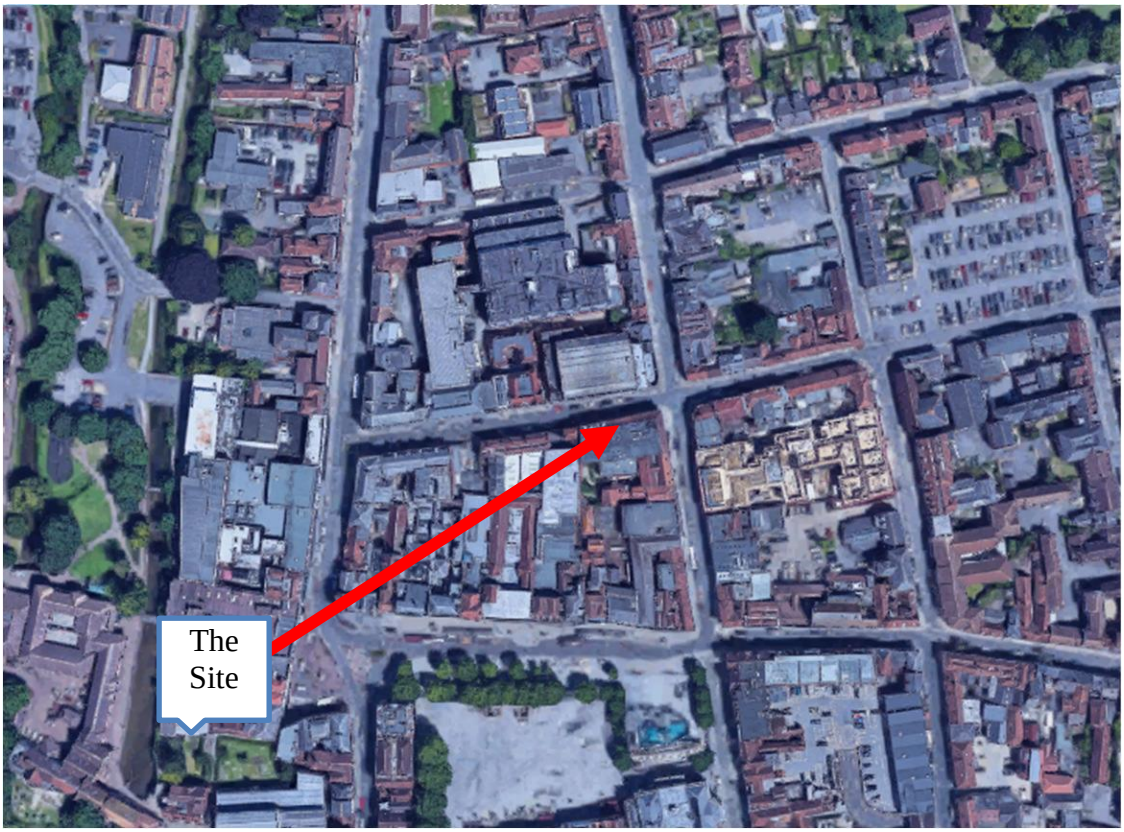

Figure 1 – General site location

3.0 Planning History

3.1 In terms of the key recent planning history on this site we set this out below.

3.2 Prior notification consent was granted by the LPA under reference **2023/02891**22/01229 for the conversion of the upper floors of this building to form 12 apartments and this permission remains extant.

3.3 In addition the LPA has also approved, under reference **2022/08729,** the creation of new dormer windows together with additional/altered fenestration and these approved works have now commenced on site

3.4 Prior to the above, planning permission was also granted by the Council under reference **21/09510** for further fenestration to be created into the building and that application granted permission for the installation of 2 number windows on the rear elevation at first and second floor levels. In addition, the application approved the replacement of an existing glazed shopfront fronting on to Chipper Lane with a new, polyester powder coated aluminium framed door unit to provide double door access to the bin / cycle store that would be provided in connection with the already approved proposed upper floor residential conversion works.

.

4.0 Planning Policy

4.1 For the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004, the Development Plan is made up of the National Planning Policy Framework, and the adopted Wiltshire Core Strategy.

National Planning Policy Framework, 2021

4.2 Turning first to national guidance **Paragraphs 8 -10** of the NPPF advise:

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

*10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).*

4.3 **Paragraph 11** identifies the fundamental thrust of the guidance which states that Plans and decisions should apply a presumption in favour of sustainable development which for decision taking means:

c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date8, granting permission unless:
i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed7;

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

Design

4.4 In terms of design paragraph 126 advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

4.5 Paragraph 130 adds that planning decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users49; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience

4.6 Paragraph 134 notes that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings

Heritage

4.7 In terms of heritage matters paragraph 194 states:

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

4.8 Paragraph 195 adds that *" Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."*

Sustainability

4.9 Paragraph 157 advises that in determining planning applications, local planning authorities should expect new development to:

"a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and

b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption."

4.10 Furthermore, p158 adds that when determining planning applications for renewable and low carbon development, local planning authorities should:

"a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions."

The Wiltshire Core Strategy

4.11 Given that this application seeks to introduce solar panels and a safety guarding into this existing commercial building, with residential consent, it is submitted that the relevant development plan policies relate to matters of design, sustainability and heritage impacts and the impact of such upon neighboring buildings' amenity.

4.12 The Wiltshire Core Strategy was adopted in January 2015 and supersedes the South Wiltshire Core Strategy (2012) and the majority of the Salisbury District Local Plan.

4.13 The City of Salisbury is defined within the WCS as a Principal Settlement within the Core Strategy and **Core Policy 1** advises: -

"*Wiltshire's Principal Settlements are strategically important centres and the primary focus for development. This will safeguard and enhance their strategic roles as employment and service centres.*

They will provide significant levels of jobs and homes, together with supporting community facilities and infrastructure meeting their economic potential in the most sustainable way to support better self-containment."

4.14 **Policy CP57** addresses matters of design and states: -

"*A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:*

i. Enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the exiting pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced

ii. The retention and enhancement of existing important landscaping and natural features, (for example trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development

iii. Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials streetscape and rooflines to effectively integrate the building into its setting

iv. Being sympathetic to and conserving historic buildings and historic landscapes

v. The maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41

vi. Making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area

vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

viii. Incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behavior on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site

ix. Ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible; in accordance with Core Policy 66 – Strategic Transport Network

x. The sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials?

xi. Taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long-term future

xii. The use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm

xiii. In the case of major developments, ensuring they are accompanied by a detailed design statement and master plan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place.

xiv. Meet the requirements of Core Policy 61 – Transport and New Development."

4.15 In terms of heritage matters **Policy CP58** adds:

"Development should protect, conserve and where possible enhance the historic environment.
Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

i. Nationally significant archaeological remains
ii. World Heritage Sites within and adjacent to Wiltshire
iii. Buildings and structures of special architectural or historic interest
iv. The special character or appearance of conservation areas
v. Historic parks and gardens
vi. Important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57.

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications."

4.16 In terms of sustainability **Core Policy 41** advises:

Climate change adaptation
New development, building conversions, refurbishments and extensions will be encouraged to incorporate design measures to reduce energy demand.

Development will be well insulated and designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximising cooling in the summer.

Sustainable construction

New homes (excluding extensions and conversions) will be required to achieve at least Level 4 (in full) of the Code for Sustainable Homes2.

Conversions of property to residential use will not be permitted unless BREEAM's Homes
"Very Good" standards are achieved2.
All non-residential development will be required to achieve the relevant BREEAM "Very Good" standards, rising to the relevant BREEAM "Excellent" standards from 20192.

Existing buildings
Retrofitting measures to improve the energy performance of existing buildings will be encouraged in accordance with the following hierarchy:

i. Reduce energy consumption through energy efficiency measures
ii. Use renewable or low-carbon energy from a local/district source and
iii. Use building-integrated renewable or low-carbon technologies.
Opportunities should be sought to facilitate carbon reduction through retrofitting at whole street or neighbourhood scales to reduce individual costs, improve viability and support coordinated programmes for improvement.

Renewable and low-carbon energy
All proposals for major development will be required to submit a Sustainable Energy Strategy alongside the planning application outlining the low-carbon strategy for the proposal. In all cases, including those listed above, proposals relating to historic buildings, Listed Buildings and buildings within Conservation Areas and World Heritage Sites should ensure that appropriate sensitive approaches and materials are used. Safeguarding of the significance of heritage assets should be in accordance with appropriate national policy and established best practice.

In all cases the impact of these requirements on the viability of development will be taken into consideration."

5.0 Planning Issues

5.1 The site is currently vacant but the premises were last used for purposes falling under Class E of the revised UCO. Given the form and type of this application the material considerations for this application are matters of sustainable development; impacts on townscape, including heritage impacts, and the amenities of neighbouring properties.

Design, Heritage and Townscape

5.2 Development requiring a high standard of design forms part of the backbone of the NPPF and also various policies within the development plan including Policy 57 of the Core Strategy seek the same aspirations.

5.3 The site lies within the Salisbury Conservation Area and Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 places a duty on the local planning authority, to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.

5.4 The application site forms a relatively modern building (1980s) within this more historic area and therefore already displays considerable differences within its

design, materials and fenestration when compared to the more historic elements of this part of the Conservation Area.

5.5 The building already possesses existing and approved dormer windows in its Chipper Lane elevation as shown in Figure 2 below.



Figure 2 – Chipper Lane Elevation

5.7 It is submitted that given the position of the proposed solar panels and the associated safety guarding towards the centre of this large roof area that it would not be possible to view these items from street level from any of the surrounding streets in the same manner that there is some existing plant on the roof which also cannot be viewed.

5.8 There is already a roof access hatch to serve the maintenance and/or replacement of the existing roof mounted equipment and it is this access that would be utilised in terms of the installation and any replacement or maintenance required for the proposed solar panels.

5.9 In terms of modern health and safety requirements, given the overall height of the building, it is necessary to provide a low safety guard of 1100mm high around the solar panel area in order that any operatives remain safe during works of installation, maintenance or replacement.

5.10 Whilst the City has had for some time a maximum height of building restriction to protect views of the cathedral spire as can be seen from the sectional drawings supplied with this application and set out in Figure 3 below none of these works would be viewable from street level.



Figure 3 – Elevations

5.11 It is thereby submitted that there would be no adverse impacts upon either the character or appearance of the Conservation Area or indeed any wider views of significant historic landmarks or other listed buildings.

Impact upon neighbouring buildings

5.12 Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core principles of the NPPF and of course similar policy aspirations exist within the development plan.

5.13 In Development Plan policy terms relating to residential amenity is contained in Policy CP57 which states: -

vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

5.14 The majority of the surrounding buildings are commercial in nature with the only residential properties facing the Endless Street elevation of the existing building this being the relatively recent sheltered housing scheme.

5.15 Whilst the proposal would result in some additional roof level development these would not result in any loss of privacy, daylight or any considerations of overbearing impacts.

5.16 In light of the above we consider that these proposals take due account of the amenity of neighbouring properties and land uses and are wholly compliant with the requirements of development plan Policy CP57 in these regards.

Sustainability

5.17 both national guidance and local policy seeks development to reduce carbon emissions through energy efficient development and in terms of the upper floor this building now has permission and is being converted into 12 apartments.

5.18 Given that it is an existing building Core Policy 41 advises that rretrofitting measures to improve the energy performance of existing buildings *will be encouraged in accordance with the following hierarchy:*

i. Reduce energy consumption through energy efficiency measures
ii. Use renewable or low-carbon energy from a local/district source and
iii. Use building-integrated renewable or low-carbon technologies

5.19 The provision of 24 solar panels on the roof of the building would assist in providing the energy requirements of the consented 12 apartments thereby increasing the ability to use renewable energy for the benefit of the proposed residents and of course the wider environment

5.20 **It is submitted that this development is supported by core policy 41 and the guidance of the framework seeking renewable energy use for new apartments.**

6.0 Conclusion

6.1 These proposals seek to create a renewable energy source to assist in serving the energy needs of the consented 12 flats on this side through the provision of solar panels on the roof with a low safety guard for health and safety requirements. Such a form of sustainable development has significant support from core policy 41 and the guidance of the framework

6.2 Given the location and type of development proposed such would avoid any adverse impacts upon the amenities of neighbouring properties or land uses.

6.3 There is a statutory duty for any development within the Conservation Area to preserve or enhance its character and appearance. In this case there would be no change to the character of the building.

6.4 Turning now to matters of appearance the development proposed would sit within an area of the roof which would prevent any of the development is viewed from any street level and would not impact on any views of the cathedral or other important listed buildings within the city

6.5 On the basis of all of the above, it is concluded that the development proposed is in accord with the development plan and the statutory test and should be approved.