RTPI
Chartered Town Planners

ATLAS
PLANNING GROUP

PLANNING STATEMENT

59 Catherine Street, Salisbury, SP1 2DH

CONTENTS

1. Introduction 2
2. Site Description 2
3. Planning History 2
4. The Proposal 2
5. Planning Considerations 4

Impact upon the character and appearance of the area 4

Impact upon residential ammenity 6

6. Conclusion 6

1. INTRODUCTION

1.1 This statement has been prepared by Atlas Planning Group Ltd on behalf of Salisbury City Council in support of a retrospective application seeking planning permission for the retention of two air conditioning units at the rear of 59 Catherine Street, Salisbury, SP1 2DH.

1.2 The proposal accords with policies set out in the National Planning Policy Framework (NPPF) and Wiltshire Council Core Strategy (2015).

2. SITE DESCRIPTION

2.1 The application site comprises a red brick four storey building. The building has a mixed-use class of (C3) residential and a F2 (a) shop. The community shop, Salisbury Pantry, occupies the ground floor of the building. The front of the building is immediately bounded by Catherine Street with Brown Street Car Park to the rear which is c.230 m south east from the city centre of Salisbury.

2.2 Catherine Street is a secondary shopping area in the city centre and is within the Salisbury Conservation Area. Both sides of the street are of mixed commercial character with some residential on upper floors. There are Grade II and Grade II* listed buildings that are adjacent to No.59.

3. PLANNING HISTORY

3.1 The application site does not have relevant planning history.

4. THE PROPOSAL

4.1 The application seeks retrospective planning permission for the retention of two air conditioning units. The Midea Split System units are mounted to the rear elevation to the east of the building which faces Brown Street Car Park. The manufacturer details for the outdoor air conditioning units can be found submitted along with this planning statement.

4.2 The proposal can be considered to be incredibly minor in terms of mass and scale. The AC units are located at the rear of the site and are concealed from the vast majority of public views.

4.3 Overall, it can be considered that the scale, mass and design of the proposal are appropriate to maintain the character of the application site and will have no effect on the street scene or the wider character of the area.



Figure 1 - The proposal



Figure 2 - The proposal in the context of the street scape with metric measurements

5. PLANNING CONSIDERATIONS

IMPACT UPON THE CHARACTER AND APPEARANCE OF THE AREA

5.1 Core Policy 57 states that "new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Extensions/**alterations such as this are acceptable in principle subject to there being no adverse impacts"**.

5.2 Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and **design of new developments must also be based on a thorough understanding of the site itself and its wider context**, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout.

5.3 New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

5.4 Though the application site sits within a Conservation Area, Catherine Street accommodates a variety of building types and ages. A number of E (b) food and drinking establishments and sui generis hot food takeaways are also located on this street.

5.5 Due to such nature of the street use, there are existing air conditioning units on the rear elevations of neighbouring buildings. As the proposed Midea Split System units are less prominent than the outdoor air conditioning units on neighbouring properties, it can be considered that the proposal does integrate into its surroundings and is consistent with the character and appearance of the area.

5.6 Given that the proposal has considered the site layout, by being mounted at the rear of the property which faces the car park, as well as helping to support the function of the city's social supermarket run by the Salisbury City Council Communities Team, it is evident that the proposal has been based upon a thorough understanding of the site itself and its wider context, and that the overall scale, mass and design of the proposal will have no adverse impact to the character and appearance of the area.



Figure 3 - AC unit at the rear of No 35 Catherine Street



Figure 4 - AC unit at the rear of No 41 Catherine Street

5.7 The rear of No.45 Catherine Street extends longer than the rear of No.59 Catherine Street, which reduces visibility of the AC units when viewing the building from the north east. However, the units are visible when accessing Brown Street Car Park from Ivy Street to the south of the application site.

IMPACT UPON RESIDENTIAL AMMENITY

5.8 WCS policy CP57 (Ensuring High Quality Design and Place Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself.

5.9 The NPPF (para 130) includes that planning should always seek to secure high quality design and a high standard of amenity for all existing and future occupants of land and buildings. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

5.10 As noted, the upper three floors of No. 59 are residential, and the AC units are located less than 5 metres to the nearest habitable room. Given that the AC units were installed in March 2023 and there have been no objections raised by neighbouring occupants, it is evident that the proposed Split System units have not had any adverse impacts in relation to noise exposure or on the amenities of adjacent dwellings.

5.11 It can also be considered that Brown Street Car Park will be the more dominant source of noise and is likely to have a greater adverse impacts than the proposal, in relation to noise and fumes from vehicle engines, noise from vehicle alarms, e.g reversing alarms, dust from vehicle wheels and excessive artificial lighting.

6. CONCLUSION

6.1 This retrospective application seeks planning permission for the retention of two air conditioning units at the rear of 59 Catherine Street.

6.2 This Planning Statement has sought to demonstrate how the proposal complies with relevant national and local planning policies.

6.3 The proposal would be of an acceptable overall scale and would result in limited implications for the character of the existing property or street scene. Similarly, due to its location and scale, it is considered that the proposal is unlikely to have a significant impact on the amenities of adjacent dwellings, as evidenced by the absence of objections since its implementation in March 2023.

6.4 Whilst the application site is within a Conservation Area, the benefit of supporting the functioning of a community shop, run by the Salisbury City Council Communities Team, and in the absence of any clear demonstrable impact that would outweigh the benefits, the balance lies in favour of the proposal meaning planning permission should be granted.