Wiltshire Council

Bythesea Road

Trowbridge

Wiltshire

BA14 8JN

8th November 2023

Retention of 2 No. air conditioning units on eastern exterior wall of The Friary Centre, Salisbury, SP1 2HW

This covering letter 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 Friary Centre, Salisbury, SP1 2HW.

The application site comprises a red brick one storey building with white plastic wall cladding and a flat roof. The use of the building is a F2 (b) community centre which has one main activity space and a small kitchen. The site is bounded by the A338 (Churchill Way South) to the east, Carmelite Way to the north and is c.750 metres from the centre of Salisbury.





The building can be identified as No.114 on existing plans and is outside of the Salisbury Conservation Area. The closest public rights of way can be accessed from the subways connecting Churchill Way South and the Friary which are to the north east and south east of the application site.

The site is within the Hampshire River Avon Catchment, but due to the nature of the proposal, the retention of the AC units will have no material impact on drainage and phosphates.

The application seeks retrospective planning permission for the retention of two air conditioning units. The Midea AG Eco units are mounted to the exterior wall of the east side of the building which faces Churchill Way South. The manufacturer details for the outdoor air conditioning units can be found submitted along with this covering letter.



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”**.

It is also stated that “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”.

In addition, 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.

In terms of noise generation, these units will face Churchill Way South and are mounted more than 10 metres away from the nearest habitable rooms of 116 and 112 of Carmelite Way. As the A380 is a busy A -road, we anticipate the noise of vehicles to be the more dominant source of noise and thus the AC units will have no adverse impacts on residential amenity.

Given that the proposal has taken the site layout into consideration by being mounted to the eastern exterior wall and with the A-road will be the more dominant source of noise, as well as helping to support the function of one of the city's community centres, it is evident that the proposal has been based upon on 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 and are thus appropriate.



As this is a retrospective application and the AC units were installed in February 2023, there has been opportunity for the neighbouring properties of Carmelite Way to raise objections to potential issues of noise. As stated, given the distance from the exterior wall to the east of the application site and the nearest habitable room of 116 and 112 of Carmelite Way being greater than 10 metres, and the A380 being the more dominant source of noise, it is considered that the retention of the AC units will not have adverse noise impacts on the amenity of existing occupiers.

For these reasons there are no amenity concerns and there are no policies within the Wiltshire Core Strategy that would be offended by this application.

I hope the enclosed information and above comments are sufficient to ensure your approval of our client's application, however, if there is any aspect of the proposal you would wish to examine in more detail to ensure your support, please do not hesitate to contact me.

Yours faithfully,

Oscar Heasman BA (Hons) MSc

Graduate Planner

[redacted]