

The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2024/03210

Decision Date: 11 November 2024

Applicant: Rollestone Street Ltd
c/o Allen Planning Ltd

Particulars of Development: Demolition of existing courtyard outbuildings and the construction of a new house fronting Rollestone Street together with a further 5 no. residential units and an ancillary "garden room and terrace" to extend the rear garden of Loder House.

At: Land to the rear and adjacent to 35 Rollestone Street, Salisbury, SP1 1ED

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (21)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved documents and plans:
Plan Ref: 0092-p201c _ location and block plans 03.07.24_rev c _ alterations to house 1, additional landscape information added, received 05/11/2024
Plan Ref: 0092-p203j _ proposed site plan 05.11.24_rev j _ entrance gates updated, received 05/11/2024
Plan Ref: 0092-p207d _ house 1 - proposed floor plans 05.11.24_rev d _ entrance

gates updated, received 05/11/2024

Plan Ref: 0092-p209f _ h1 _proposed elevations (street) 05.11.24_rev f _ archway detail amended to brickwork + metal gates added, received 05/11/2024, received 05/11/2024

Plan Ref: 0092-p210f _ h1 _proposed elevations 05.11.24_rev f _ archway detail amended to brickwork + metal gates added, received 05/11/2024

Plan Ref: 0092-p211e _ h1 _proposed elevations 13.09.24_rev e _ material alterations to house 1, received 05/11/2024

Plan Ref: 0092-p212c _ unit 1 _proposed ground & first floor plan, 13.09.2024_rev c _ cycle store added, received 05/11/2024

Plan Ref: 0092-p213b _ unit 2 proposed ground & first floor plan 07.03.2024_rev b _ window design updates to units, received 05/11/2024

Plan Ref: 0092-p214c _ unit 3 _proposed ground and first floor plan 13.09.2024_rev c _ first floor window/rooflight amendments, received 05/11/2024

Plan Ref: 0092-p215b _ unit 4 _proposed ground and first floor plan 07.03.2024_rev b _ window design updates to units, received 05/11/2024

Plan Ref: 0092-p216c _ unit 5 _proposed ground and first floor plan 13.09.2024_rev c _ first floor window/rooflight amendments, received 05/11/2024

Plan Ref: 0092-p217e _ proposed roof plan 13.09.24_rev e _ minor site updates, alterations to house 1, received 05/11/2024

Plan Ref: 0092-p218d _ courtyard elevations sheet 1 13.09.24_rev d _ material alterations + height of central gable roof lowered, received 05/11/2024

Plan Ref: 0092-p219g _ courtyard elevations sheet 2 08.11.24_rev g _ dormer omitted to unit 3 + 5 (correction) received 08/11/2024

Plan Ref: 0092-p220g _ courtyard elevations sheet 108.11.24_rev g _ dormer omitted to unit 3 + 5 (correction), received 08/11/2024

Plan Ref: 0092-p221d _ garage/annexe _proposed ground floor plan 13.09.24_rev d _ cycle storage clarified, received 05/11/2024

Document Ref: 0092-p222f _schedule of accommodation 13.09.2024_rev f _ schedule updated to suit h1 design updates, received 05/11/2024

Plan Ref: 0092-p223f _existing and proposed streetscenes 05.11.24_rev f _ archway detail amended to brickwork + metal gates added, received 05/11/2024

Plan Ref: 0092-p224f _contextual elevations AA + BB 05.11.24_rev f _ archway detail amended to brickwork + metal gates added, received 05/11/2024

Plan Ref: 0092-p225c _contextual elevations CC & D-D 3.09.24_rev c _ material amendments, window/rooflight updates + additional context added, received 05/11/2024

Plan Ref: 0092-p226 _ historic map overlay 07.03.24_rev b _ alterations to bin store area, received 05/11/2024

Plan Ref: 0092-p227b _ proposed landscape plan 05.11.2024_rev b _ entrance gates updated, received 05/11/2024

Plan Ref: 0092-p204 _proposed site plan - showing demolition, received 05/11/2024

Plan Ref: 0092-p226 _proposed external store, received 28/03/2024

Plan Ref: Tree Protection Plan and Arboricultural Method Statement TC1 dated 27/03/2024, received 28/03/2024

Document Ref: 18845-EBF-01 Clement Acoustic Report dated 12th January 2024, received 28/03/2024
Document Ref: DS/97324/AC Arboricultural Impact Assessment & Method Statement, received 28/03/2024

Document Ref: Preliminary Ecological Appraisal and Preliminary Roost Assessment. October 2022. Arbtech, received 16/09/2024

Document Ref: Natural England Nutrient Neutrality Budget Calculator for the River Avon SAC, received 16/09/2024

Document Ref: 301720.1 Archaeological Desk Based Assessment, received 16/09/2024

Document Ref: 24631 Flood Risk Assessment, received 27/08/2024

Document Ref: Historic Building Development Analysis, received 20/08/2024

Plan Ref: 0092-p202 _ existing site plan, received 28/03/2024

Plan Ref: 0092-p205 _ existing ground floor plan, received 28/03/2024

Plan Ref: 0092-p206 _ existing first floor plan, received 28/03/2024

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.
REASON: To accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 69.
- 4 The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme, or an alternative approved mitigation package addressing the recreational pressure arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.
REASON: To accord with the Conservation of Habitats and Species Regulations 2017.
- 5 The development hereby permitted (including works of demolition) shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:
 - i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
 - ii. A description of management responsibilities;
 - iii. A description of the demolition and construction programme;

- iv. Site working hours and a named person for residents and LPA to contact;
- v. Detailed Site logistics arrangements;

Construction Traffic Management Plan to include details of demolition and construction vehicle routeing, construction staff vehicle parking, deliveries, and storage within the site;

- vii. Details regarding dust and noise mitigation;
- viii. Details of measures to mitigate the impact of demolition and construction on the amenity of the area and safety of the highway network;
- ix. Communication procedures with the LPA and local community regarding key demolition and construction issues –newsletters, crusher durations, fliers etc;
- x. Pile driving (If it is to be within 200m of residential properties);
- xi. Any stone crushing shall be limited to 10.30hr to 15.30hrs Monday to Friday with no crushing at weekends or bank holidays and where acoustic screening must be used to minimise potential impact.
- xii. Local road cleaning, and measures to prevent excessive mud and dust being deposited on the public highway (for example through wheel washing and vehicle wash down facilities)

The development shall not be carried out otherwise than in accordance with the approved CEMP.

REASON: In the interests of highway safety, road user convenience and ensuring high design and place shaping such that appropriate levels of amenity are achievable.

6 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

7 With the exception of the building identified as 35 Rolleston Street in the NE corner of the site, which shall only be demolished in accordance with condition 8, no development, other than any necessary demolition to ground level, shall take place within the red line boundary on Baron and Baron Architects' Site Location Plan dated 14 February 2024 until

- i) The applicant has secured and implemented a programme of archaeological investigation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority.
- ii) The results of the archaeological investigation will inform the preparation of a mitigation strategy which will be submitted by the applicant and approved in writing by the Local Planning Authority prior to the commencement of the development. The mitigation strategy will provide for:
 - A programme of site investigation and recording, or alternative appropriate

mitigation, within any areas of archaeological interest impacted by the development. Development will not commence within any area of archaeological interest until the site investigation has been satisfactorily completed.

- A programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled within one year of the end of on-site investigations in accordance with the programme set out in the mitigation strategy or unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order that the development is undertaken in an acceptable manner, to enable the recording of any matters of archaeological interest.

- 8 Demolition of the building identified as 35 Rollestone Street in the NE corner of the site shall be recorded in accordance with a Level 2 Building Recording (set out in Document Ref: 24887 Historic Building Development Analysis received 20/08/2024 and defined by UNDERSTANDING HISTORIC BUILDINGS: A guide to good recording practice - Historic England, 2016) including a structural watching brief and photographic record during demolition and site clearance to note any aspects of the construction that might be revealed during that process, in particular the structure of the front east facing wall (facing Rollestone Street) beneath the modern render. A Building Recording report shall subsequently be submitted to the Local Planning Authority and the Wiltshire and Swindon Historic Environment Record (HER) in accordance with a timetable to be agreed prior to demolition works commencing. REASON To ensure the recording of the non-designated heritage assets to be demolished.
- 9 No development shall commence above ground level on site until a scheme for the discharge of surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Surface water from the site (including surface water from the access / driveway), shall incorporate sustainable drainage details. The development shall not be occupied until the drainage has been constructed in accordance with the approved scheme. REASON: In order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.
- 10 No development shall commence on site above ground floor slab level until details until a detailed planting specification showing all plant species, supply and planting sizes and planting densities of the soft landscaping shown on Plan Ref: 0092-p227b _ proposed landscape plan 05.11.2024_rev b _ entrance gates updated, received 05/11/2024 has been submitted to and approved in writing by the LPA. All soft

landscaping comprised in the approved details shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development.

- 11 Notwithstanding the approved drawings, no development shall commence on site above ground floor slab level until details of the following have been submitted to and approved in writing by the Local Planning Authority:
- (i) Full details and samples of external materials and finishes;
 - (ii) Large scale details (1:5 elevation, 1:2 section plans) of external door and door surround joinery, windows (which shall be in timber) and projecting bay (which shall be of timber construction and facing) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
 - (iii) Large scale details of proposed eaves and verges (1:5 section);
 - (iv) Large scale details (1:5 elevation, 1:2 section plans) of proposed rooflights, which shall be set in plane with the roof covering with minimal frame;
 - (v) Details of rainwater goods and finish (which shall be of cast metal construction)
 - (vii) Large scale elevation details (1:10) of the brick arch to the undercroft to show brick pattern and joint size.

The works shall be carried out in accordance with the approved details.

REASON: To ensure that the development is appropriately detailed due to its proximity to listed buildings and location within the conservation area.

- 12 No walls shall be constructed until sample panels of the brickwork, demonstrating the face bond of the brickwork, the mortar mix and finish and pointing style have been constructed on the site and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

REASON: To ensure that the development is appropriately detailed due to its proximity to listed buildings and location within the conservation area.

- 13 No development shall commence on site above ground floor slab level until elevation plans of the secure covered cycle parking (shown on plan Ref: 0092-p203j _ proposed

site plan 05.11.24_rev j _ entrance gates updated, received 05/11/2024) have been submitted to and approved in writing by the Local Planning Authority. No dwelling on the development hereby approved shall be first occupied until the approved cycle parking facilities have been provided and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

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The development will be carried out in strict accordance with the following documents:

- Tree Protection Plan and Arboricultural Method Statement TC1 dated 27/03/2024, received 28/03/2024
- Preliminary Ecological Appraisal and Preliminary Roost Assessment. October 2022. Arbtech
- Natural England Nutrient Neutrality Budget Calculator for the River Avon SAC
- Proposed Landscape Plan 0092-P227b _ proposed landscape plan 05.11.2024_rev b _ entrance gates updated Baron and Baron Architects

No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until the protective tree fencing shown on the Tree Protection Plan and Arboricultural Method Statement (Plan Ref: TC1 dated 27/03/2024, received 28/03/2024) in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction - Recommendations"; have been erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars

No dwelling/building on the development hereby approved shall be first occupied until the wildlife features shown on Plan Ref: 0092-p227b _ proposed landscape plan 05.11.2024_rev b _ entrance gates updated, received 05/11/2024 have been installed in accordance with the agreed details and the installation of these features will be supervised by a professional ecologist. These features will continue to be available for the target species for the lifetime of the development.

REASON: In order that the development is undertaken in an acceptable manner, for the protection, mitigation and enhancement of biodiversity.

15

The dwellings hereby approved shall not be first occupied until all mitigation measures as detailed in Document Ref: 18845-EBF-01 Clement Acoustic Report dated 12th January 2024, received 28/03/2024 including installation of glazing and trickle vents as

specified in Sections 8.2 and 8.3, have been implemented in full and shall be maintained at all times thereafter for the lifetime of the development.

REASON: Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

- 16 The dwellings hereby approved shall not be first occupied until the Building Regulations Optional requirement of maximum water use of 110 litres per person per day (which includes external water usage) has been complied with.
REASON: In the interests of water quality in the area and to ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.
- 17 The dwellings hereby approved shall not be first occupied until the bin stores and bin collection area and have been completed in accordance with the details shown on the approved plans (Plan Ref: 0092-p203j _ proposed site plan 05.11.24_rev j _ entrance gates updated, received 05/11/2024 and Plan Ref: 0092-p226 _proposed external store, received 28/03/2024). The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials. REASON: In the interests of highway safety.
- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.
REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements, which could potentially impact on amenity of dwellings and surrounding heritage assets.
- 19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the roof slopes of the development hereby permitted.
REASON: In the interests of surrounding heritage assets, residential amenity and privacy.
- 20 The Loder House annexe accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Loder House and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

- 21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted above ground floor level in the rear (west facing) elevation of House 1, the side (east facing) elevations of unit 1 or unit 4 of the development hereby permitted.
REASON: In the interests of residential amenity and privacy and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additional openings.

Informatives: (10)

Lead Local Flood Authority

If there is to be an increased rate of foul water discharged into a public foul sewer, the applicant must reconsult the sewerage undertaker for the area and agree a discharge rate for the proposed site.

We would encourage the applicant to maximise the multi-functional benefit of SuDS. National planning policy requires SuDS to provide multifunctional benefits, where possible. There are four main categories of benefits that can be achieved by SuDS: water quantity, water quality, amenity and biodiversity. These are referred to as the four pillars of SuDS design and must be considered in line with Core Policies 52: Green Infrastructure and Core Policy 67: Flood Risk.

Archaeology

The field evaluation will comprise the excavation of a series of exploratory trial trenches. These trenches will determine the location and extent of any further archaeological investigation either prior to or during development. The programme of archaeological work will conclude with a programme of assessment, analysis, reporting, publication and archiving commensurate with the significance of the archaeological results.

Bats

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Nesting Birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Hampshire River Avon

Evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation Scheme means the certificate of allocation of credits and confirmation of financial contribution to the scheme.

An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

Water Efficiency in the River Avon

For guidance on how to comply with this and what is required, please refer to the following document: 'The Building Regulations 2010 – Sanitation, hot water safety and water efficiency', Appendix A (p36-44).

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/504207/BR_PDF_AD_G_2015_with_2016_amendments.pdf

New Forest Mitigation Strategy

Evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme means confirmation of payment of the financial contribution to the scheme.

An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

Party Wall Act

It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required from the adjoining landowner or any other person, or which may be required under any other enactment or obligation.

Dorset & Wiltshire Fire & Rescue

The applicant should be made aware of the letter received from Wiltshire Fire & Rescue Service regarding advice on fire safety measures. This letter can be found on the application file which can be viewed on the council's website against the relevant application record.

Parvis Khansari - Corporate Director, Place

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy