

Planning, Design & Access Statement



In support of a proposal for external alterations
Site at Dunns House, St Pauls Road, Salisbury
SP2 7BF

December 2025

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 external alterations to this building at Dunns House, Salisbury.
- 1.2 In overview these external alterations relate solely to the provision of the formation of an external access route from the first floor to external ground level to the rear of the building. This external access route requires a short “bridge section” from the side door to the site boundary and such is clearly identified on the proposed plans.
- 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 The site in terms of its upper floors has received permitted development consent for its conversion into apartments and as part of that permission there is a condition imposed relating to safe access in terms of flood risk and indeed that application was supported by a Flood Risk Assessment identifying such and this application proposes the necessary operational development to achieve this. No other external changes are proposed to the building or indeed to matters of land use either existing or approved.

2.0 Site Location

- 2.1 The Dunn’s House is formed by a prominent building on the northern side of Salisbury city centre, just off the A36 dual carriageway at one of the entrances to the Central Car Park. The main city centre retail area is within about 10minutes walk along the Millstream that borders to the Central Car Park. Waitrose is on the opposite side of the A36 and is about 5 minutes’ walk.
- 2.2 The property comprises a former grain store which was converted to offices in the early2000’s and refurbished in 2017. The accommodation is arranged over ground and four upper floors with a central service core containing two lifts, stairs and toilet facilities.
- 2.3 As part of the 2017 refurbishment, the ground floor was extended to take in what was formerly undercroft parking. Externally there is a parking area to the front of the building for circa 12 vehicles.
- 2.4 The building is not listed and lies outside of the City Centre Conservation Area and with reference to the Environment Agency Flood Map, the site lies in Flood Zone 3 and this means that the site has a high probability of fluvial flooding (greater than a 1 in 100yr annual probability of fluvial flooding).

3.0 Planning History

- 3.1 In terms of the planning history on this site earlier this year prior notification permission under LPA reference 2025/08099 was granted for:

“Schedule 2 Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order (as amended) 2015 for change of use of Class E space to form 44no apartments.”

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 recently revised National Planning Policy Framework (Dec 2024), supported by the NPPG and locally by the Wiltshire Core Strategy.

National Policy - Revised National Planning Policy Framework, 2024

- 4.2 Turning first to national guidance **Paragraphs 7-10** of the NPPF advise:

7. The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection⁵

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):

***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;*

***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*

***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 a presumption in favour of sustainable development for applications set out below:

“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 importance⁷ provides a strong reason for refusing the development proposed; or

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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

Design

4.4 In terms of design paragraph 131 of the recently revised NPPF 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 135 adds:

“Planning policies and decisions should ensure that developments:

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;

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

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);

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;

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

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 users; and where

crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. “

4.6 In addition, p139 advises:

“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵⁴, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

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

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.”

Development Plan

4.7 In overview 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.

4.8 **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 behaviour 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

5.0 Planning Issues

- 5.1 Given that the application proposes only external alterations to this building it is submitted that it its only matters of design/townscape together with impacts on the amenities of neighbouring properties which are material considerations in terms of this application.

Design 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 CP57.
- 5.3 In overview relate solely to the provision of the formation of an external access route from the first floor to external ground level to the rear of the building. This external access route requires a short “bridge section” from the side door to the site boundary.

- 5.4 The works are minor in nature effectively creating a short bridge from the door at first floor level in the side (western elevation) to reach ground level to the west.
- 5.5 The new “bridge section” would be protected by railings on either side
- 5.6 The proposed “bridge section” is probably best shown in the proposed front elevation within Figure 1 below:



Figure 1 – Proposed Front Elevation

- 5.7 The building is very much standalone within its townscape setting with the railway to one side and the elevated outer ring road on the other and whilst this small section of bridge could be viewed from public vantage points, such views would be minimal, and would not adversely impact the overall design of the building or indeed the character of the wider area.
- 5.8 **On that basis provided that the external alterations proposed constitute a good standard to design appropriate to the individual building itself and it is concluded that these proposals would have an acceptable impact upon the host building or the wider area.**

Impact upon neighbouring buildings

- 5.9 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 as set out in Paragraph 135 (f) and of course similar policy aspirations exist within the development plan in Policy CP57 which requires.
- “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).”*
- 5.10 The “bridge section” proposed to the side elevation whilst at first floor would be at ground floor for the residents of Valentines Court.
- 5.11 The proposals would have no adverse impacts upon the residents of Valentines Court as a result of loss of privacy, daylight/sunlight or indeed activity as this would be for “flooding emergency” egress only.

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

6.0 Conclusion

6.1 These proposals seek to create minor external alterations to this building through the creation of a new bridge in the side elevation from first floor and it is submitted that such would not adversely impact the design of the host building or the wider visual amenities of the area.

6.2 Furthermore, the proposed development would avoid any adverse impacts upon the amenities of neighbouring residential properties or other land uses by the location of proposed fenestration.

6.3 On the basis of all of the above, it is concluded that the development proposed is in accord with the development plan.