

To:	Hayley Clark	From:	James Playfair
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Planning App Ref:	PL/2026/00863
Service Ref:	Drainage
Date:	20 February 2026

PROPOSAL

Full Planning Permission

SITE LOCATION

Formalise the building's use as two separate dwellings. The property has already been physically divided under PL/2022/06040. The proposal therefore concerns only the material change of use from one dwellinghouse to two under sections 55(1) and 55(3)(a) of the Town and Country Planning Act 1990

Albany House, 3-5 New Street, Salisbury, SP1 2PH

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	
Support	
No comment	
No objection	X
No objection subject to conditions	
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- Proposed Site Plan
- Existing Site Plan
- Demolition Cover Letter
- Cover Letter

ASSESSMENT OF THE PROPOSAL

Context

The development proposal made in respect of 3-5 New Street, Salisbury, SP1 2PH is for the division of the existing dwelling into two separate dwellings as already physically existing, without any alterations or extensions.

The site is within Flood Zone 2 but because the proposal does not involve any alterations to the property with respect to increasing the footprint no sequential test has been undertaken because the Advice states that it would not be required.

Assessment

Although the site lies within Flood Zone 2, as is apparent from the survey, the height at pavement level outside each front door exceeds all of the EA modelled flood levels, so the site is above these levels.

Additionally, the actual entrance levels are above pavement height and so further exceed the modelled levels.

No alterations are proposed to existing arrangements for surface water management, which have always proved satisfactory

RECOMMENDATION

No Objection for the following reasons:

The proposed works are minor in nature and will not result in an increase in impermeable area or corresponding flood risk when compared to the existing scenario. As such, we have no objections to this application.