

Ms Hayley Clark
Development Management
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

20th February 2026

Dear Hayley,

Application seeking full planning permission for the change of use and conversion of social club to (Use Class C3) dwellinghouse with associated works (resubmission of PL/2025/03987).

At: Wyndham Park Conservative Club, College Street, Salisbury, SP1 3AL

Atlas Planning Group have been instructed to submit an application on behalf of Mr P Connolly which seeks full planning permission for the change of use and conversion of existing social club to a (Use Class C3) dwellinghouse at the above address.

This submission follows withdrawn application PL/2025/03987 for a similar development proposal on the site. It is our understanding that you have worked with the Applicant to reach a compromise on the design of the dwellinghouse, and the following plans are now submitted for consideration:

- 842 E001 - Site Location Plan
- 842 E002 - Existing Site Block Plan
- 842 E003 - Existing Landscape Site Plan
- 842 E099 - Existing Basement Plan
- 842 E100 - Existing Ground Floor Plan
- 842 E110 - Existing Front and Rear Elevation
- 842 E111 - Existing Side Elevations
- 842 P102 E - Proposed Landscape Plan
- 842 P100 D - Proposed Ground and First Floor Plan
- 842 P110 D - Proposed Front and Side Elevation
- 842 P111 B - Proposed Side and Rear Elevation
- 842 P112 C - Street Elevation

Site Description

The application site relates to the Wyndham Park Conservative Club situated on the southern side of College Street and located within the defined settlement boundary of Salisbury.

The social club lies within a close-knit residential area with residential properties bounding the site to the north, east and west. Brickwork forms the external façade of the existing building.



Figure 1 - Existing building looking south east along College Street

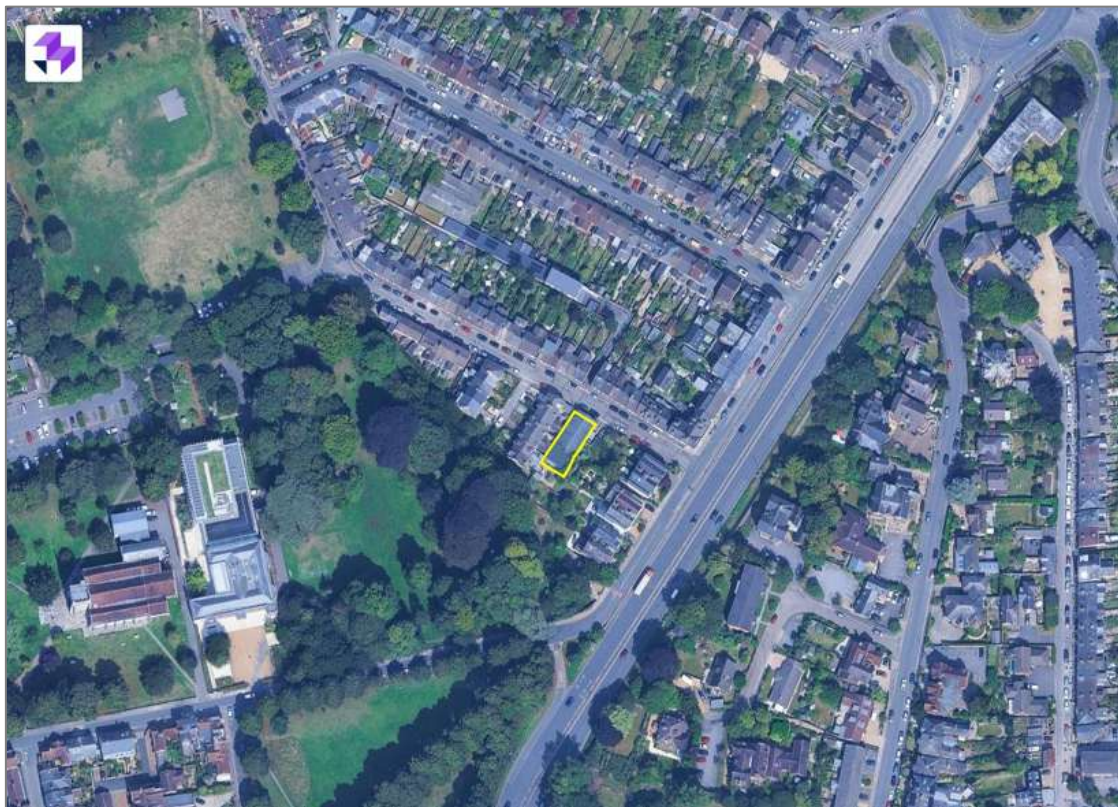


Figure 2 - Aerial view of building to be converted

Planning History

The site has relevant planning history.

In April 2024, an application was submitted to Wiltshire Council seeking full planning permission for the *“Change of use from social club to private dwelling. Partial demolition of existing building. First floor extension”* (Application reference: PL/2025/03987).

During the application, the Planning Officer raised concerns relating to the design of the house and its impact on the character of the area and neighbouring amenities. The application was withdrawn in October 2025.

The design has been amended since the previously withdrawn application, and this Statement therefore seeks to set out how the current scheme should now be considered acceptable.

The Proposal

This application seeks full planning permission for the change of use and conversion of the existing social club to a (Use Class C3) three-bedroom dwellinghouse.

The description of development is as follows:

“Change of use and conversion of existing social club to (Use Class C3) three-bedroom dwellinghouse with associated works (resubmission of PL/2025/03987)”



Figure 3 - Proposed site landscape plan

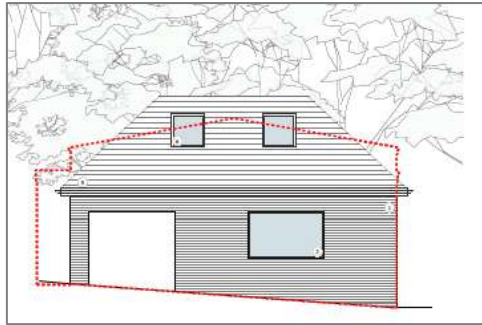


Figure 4 - Proposed front elevation



Figure 5 - Proposed rear elevation

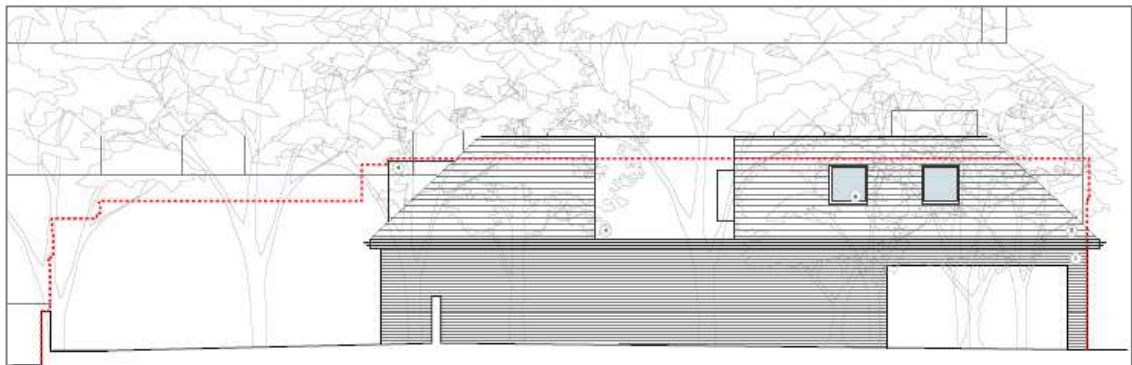


Figure 6 - Proposed south east elevation

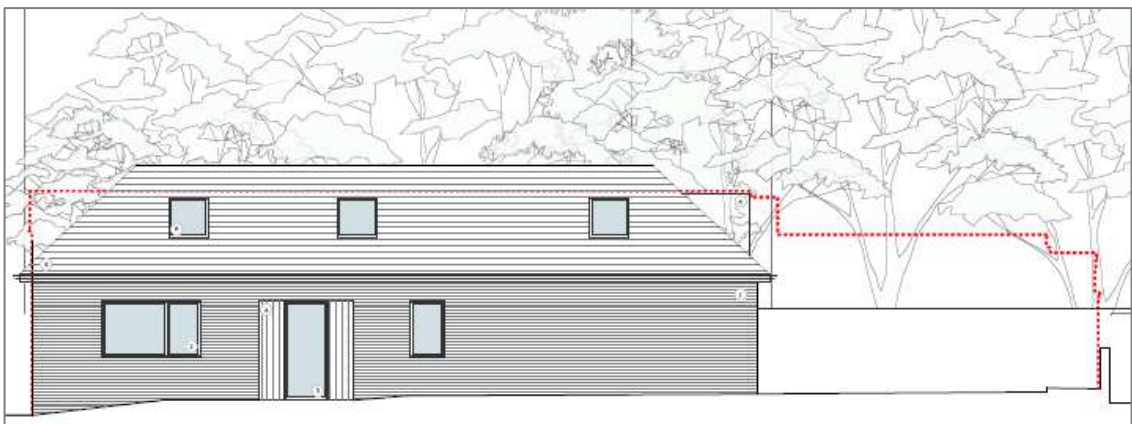


Figure 7 - Proposed north west elevation

Planning Considerations

Wiltshire Council's Core Strategy (2015) is the Council's primary Development Plan Document, and the starting point for determining planning decisions, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.

The National Planning Policy Framework (NPPF) (2024) provides a national tier of policy and decision-making guidance for the planning system and forms a material consideration for planning decisions.

The Salisbury Neighbourhood Development Plan (2020-2038) was adopted in February 2025 and forms a material consideration for any decision making within the area.

The policy and guidance contained within the statutory Development Plan Documents and all other relevant material considerations have been reviewed to see if the proposal is an appropriate form of development for the application site.

At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 of the NPPF requires proposals that accord with the Development Plan to be approved without delay.

Principle of Development

The site lies within the defined settlement boundary of Salisbury which is a Principal Settlement for the County. Principal Settlements are strategically important centres and the primary focus for development, providing significant levels of homes, jobs, community facilities and infrastructure.

The Salisbury City Area Framework also has objectives which include the re-use of the existing building stock in the city centre as a low carbon option for delivering housing. Existing buildings are inherently low-carbon as they have not had to be built from scratch so there is a reduced carbon cost in construction.

Moreover, the NPPF requires each Local Planning Authority to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement, or four years' worth of housing if they have an emerging Local Plan at an advanced stage of preparation.

A Briefing Note (No.24-20) published by Wiltshire Council on the 18th June 2025 confirms that the Council cannot demonstrate the required five-year housing land supply and can only demonstrate a 2.42 years supply.

Footnote 8 of the Framework confirms that for applications involving the provision of housing, policies should be considered out of date where “*the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78)*”.

This means the presumption in favour of sustainable development as set out at Paragraph 11 d) of the NPPF is engaged.

Therefore, the principle of development is acceptable subject to the proposal’s accordance with other relevant planning policies.

Character and Appearance of the Area

Core Policy 57 requires a high standard of design in all new developments, including extensions, alterations, and changes of use of existing buildings.

NPPF Para 131 states 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.

As aforementioned, the surrounding area has an established residential character with two storey terraced dwellings set within linear plots. The properties along College Street predominately comprise red brick with white timber/ uPVC windows under plain clay roof tiles.

The scheme has been redesigned following the withdrawn application, and the current proposal seeks to provide a high-quality home at the site with a carefully chosen material palette and by retaining the overall scale and massing of the original building.



Figure 8 - Proposed street scene

Externally, the existing brickwork will be retained, and the dwelling will have a pitched roof with plain clay roof tiles to be in-keeping with the neighbouring properties. Although an increase in ridge line forms part of the proposals, this is modest, and the extension would not appear incongruous in the street scene.

After all, the existing social club is neither representative of high-quality design nor does it contribute to the character and appearance of the area

The proposals are therefore in full accordance with Core Policy 57 which seeks to secure good quality design.

Residential Amenity

Core Strategy Policy 57 '*Ensuring High Quality Design & Space Shaping*' also requires development to ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensure that appropriate levels of amenity are achievable within the development itself.

The Wiltshire Design Guide (2024) references The Building Research Establishment (BRE) '*Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice*' (2011) as a key document when assessing good sunlight and daylight within buildings and the open spaces between them.

The existing social club is located within a close-knit residential area where a degree of overlooking and inter-relationship already exists. The rear facades of the properties at Bourne Villas face to the south east and as such, would experience natural sunlight peaking from the morning onwards.

However, when compared with the previously withdrawn scheme, the parapet has been removed, and the brickworks walls have been lowered in height to reduce the massing of the home. This means the first-floor addition would not obstruct sunlight or daylight at Nos 1-5 Bourne Villas.

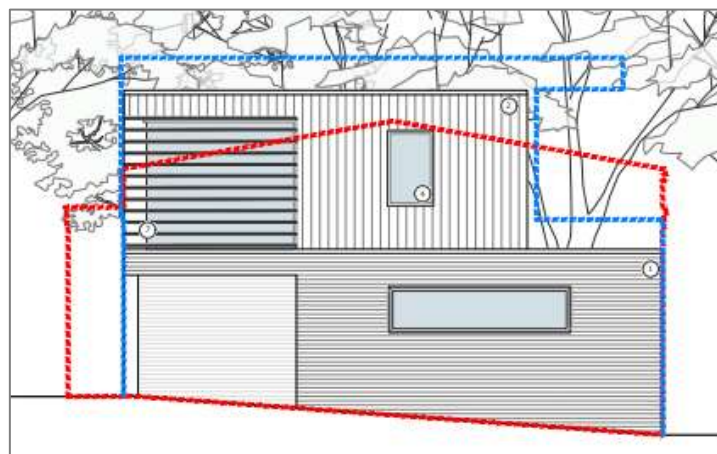


Figure 9 - Withdrawn proposed front elevation (PL/2025/03987)

Importantly, there are no first-floor windows proposed on the north, east or west elevations. The first floor will now be served by roof lights, a lightwell and a rear dormer ensuring adequate natural light to all habitable rooms.

Given the roof lights are placed at a high-level, and due to the fact that there are no residential properties immediately bounding the site to the south west, there would be negligible likelihood of adverse overlooking or in-looking occurring.

In terms of accommodation and future occupant amenity, the dwelling would comply with the Nationally Described Space Standards and the Wiltshire Design Guide (2024), providing good quality and spacious living areas.

Whilst the size of the private garden falls slightly under the minimum standards specified within the Wiltshire Design Guide, future occupiers will benefit from external amenity space, and the site is located in a highly sustainable location where public amenity and green spaces are easily accessible.

Overall, the scheme will not give rise to any adverse impacts by virtue of loss of sunlight or loss of privacy.

For these reasons, the proposal accords with Core Policy 57.

Highways

Wiltshire Core Policy 60 seeks to help reduce the need to travel, particularly by car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire through a series of initiatives, and together with Core Policy 62 seeks to mitigate any adverse impact on the transport network on transport users, local communities and the environment

During the previous application (PL/2025/03987), the Local Highway Authority raised concerns related to the proposed garage and how the necessary extension of the dropped kerb would interfere with existing on-street parking bays.

A proposed parking allocation plan was subsequently submitted in support of the application which demonstrated how the conversion would not result in the displacement of any on-street parking spaces.

The LHA accepted that *“some on-street parking can be removed to facilitate the development”* prior to the previous application being withdrawn, and overall, raised no objection to the change of use.

Since the parking arrangement is identical to the previously withdrawn application, and there has been no significant change in circumstance or policy, there should now be no reason to deviate from that view.

Further, the site lies in a highly sustainable location where numerous services, facilities, employment opportunities and other transport modes are easily accessible.

This resubmission should therefore be considered acceptable in highway terms.

Ecology

Paragraph 187 of the NPPF requires decisions to contribute to and enhance the natural and local environment. Core Policy 50 requires proposals to demonstrate how they protect features of nature conservation and geological value as part of the design rationale.

The policy also requires all proposals to incorporate appropriate mitigation measures to avoid and reduce disturbance on sensitive wildlife species and habitats. All development should also seek to maximise opportunities to enhance biodiversity.

Indeed, the application is not accompanied by a Preliminary Roost Assessment. However, the existing building has no gaps in its roof, and the scheme relates to minor internal and external alterations to facilitate the change of use. It is relevant to note that the Council's Ecology Department did not request any survey work during the previous application.

Since early 2024 there has been a national requirement for developments to provide a 10% biodiversity net gain (BNG). However, the proposed development will impact less than 25sqm of on-site habitat meaning it is exempt from BNG.

As set out at NPPF Paragraph 193d), opportunities to improve biodiversity in and around developments should be integrated into part of the design. Biodiversity enhancements have been incorporated into the design which include 1 x Woodstone bird box and 1 x Harlech bat box. These enhancement measures can be secured by planning condition.

The site is within the catchment of the River Avon Special Area of Conservation (SAC). SACs are protected under The Conservation of Habitats and Species (Amendment) Regulations 2019. These are a network of sites designated for supporting habitats or species of high nature conservation importance in the European context. Any activity that has a detrimental effect on these European sites is made an offence under the Regulations.

The proposal has the potential to cause adverse effects alone or in combination with other developments through the discharge of phosphorus in wastewater. Following a Cabinet: 6 February

2024 Revised Nutrient Neutrality Strategy, the Council has revised its approach for developments requiring nutrient credits in the Hampshire Avon. A Council led scheme of phosphorus credits is available for planned development at a fix cost per kilogram of phosphorus, provided supply of mitigation is available.

Given the position of the site within the city centre, the proposals would constitute 'planned development'. The application is therefore accompanied by a nutrient calculation to determine the number of credits required.

Accordingly, the development will not place any harm on protected species in-line with NPPF Para 187 and Core Policy 50.

Conclusions

For the above reasons, and particularly given the tilted balance described at Paragraph 11d of the NPPF is currently engaged due to the Council's lack of a five year housing land supply, we consider the proposal to be an appropriate and sustainable form of development that will result in no material harm on the character of the area, neighbouring amenities, existing on-street parking or protected species.

I trust that the revised scheme, and information above, are sufficient for you to approve the application, but should you require any further information please do not hesitate to contact me.

Yours sincerely

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