



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/09994
Decision Date: 14/04/2026

Applicant:	IG Kingsmead Ltd C/o Agent, Allen Planning Ltd
Particulars of Development:	External alterations for the provision of an external access route from the first floor (via new door and ramp) to external ground level to the rear of the building
At:	DUNNS HOUSE, ST PAULS ROAD, SALISBURY, SP2 7BF

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 39 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:

- 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 plans and documents:

Location Plan ref DHS.LP dated 6th Oct 2025

Proposed Block Plan ref DHS.01.PR.SP dated Dec 2025

Proposed First Floor Plan & Front Elevation ref DHS.01.PR.201 dated Sept 2025

Proposed Ground Floor Plan ref DHS.01.EX.200 dated Sept 2025

Proposed Rear and Side Elevations ref DHS.01.PR.202 dated Sept 2025

Planning, Design and Access Statement by Allen Planning Ltd dated Dec 2025

Proportionate Flood Risk Assessment by Innervision Design Ltd dated Jan 2026

Flood Risk Assessment by Innervision Design Ltd Dated October 2025

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

- 3 Before the installation of the ramp and railings take place, the materials, colours and finishes for the scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and maintained in that condition for the lifetime of the development.

Reason: In the interests of the visual appearance of the development.

- 4 There shall be no residential occupation of the building until the recommendations contained in the Management of Flood Risk Section 6 of the Flood Risk Assessment by Innervision Design Ltd Dated October 2025 have been implemented in full on the site and the ramp and doorway hereby approved have been implemented and completed for use. The measures shall remain in situ for the lifetime of the residential development.

The doorway and ramp access hereby approved shall be used only used as an emergency access/exit as required during times of flooding and not as a normal daily means of access and egress to the building.

Reason: To ensure safe access and egress to the building for residential occupiers during times of flooding, as the site lies within Flood Zone 3.

Informative

BNG: The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which **will not require the approval of a biodiversity gain plan before development is begun** because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply:

Development is below the de minimis threshold, meaning development which:

(i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

(ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Nic Thomas - Director of Planning, Economy and Regeneration

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 [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)