

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09961 & PL/2026/01314
APPLICATION TYPE:	Full planning permission & Listed Building Consent
SITE ADDRESS:	10 High Street, Salisbury, SP1 2NW
DEVELOPMENT DESCRIPTION:	Rear first floor infill extension and replacement of existing extension flat roof with new pitched roof
RECOMMENDATION:	That Planning Permission and Listed Building Consent be GRANTED

This report covers both the full planning permission (PL/2025/09961) and listed building consent (PL/2026/01314) applications.

SITE DESCRIPTION/CONTEXT

The application relates to 10 High Street, a four-storey property with a retail unit (hairdressers) at ground floor and a four bedroom dwelling above, located in the centre of the principal settlement of Salisbury. The dwelling forms part of a Grade II listed building 8-10 High Street.

The listing is as follows:

HIGH STREET 1. 1594 (West Side) Nos 8 & 10 SU 1429 NW 3/494 II GV 2. Late C18/early C19 refronting of earlier buildings. 3 storeys. No 8 rendered with block cornice and parapet, chamfered quoins, bands between storeys. 3 windows to upper floors, recessed sashes, no glazing bars, keystones breaking up into bands. Modern shop on ground floor. No 10 has painted brick front with moulded bracketed wood cornice, brick parapet with stone coping. Hipped old tile roofed dorer. 2 windows to upper floors, flush architrave framed sashes, no glazing bars, keystones over. Thin band between storeys. Modern shop front on ground floor.

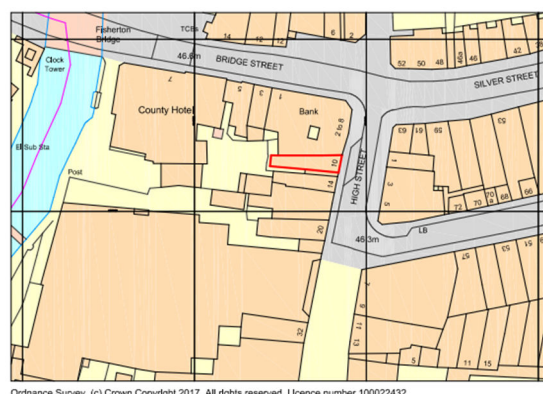
Nos 2 to 14 (even) form a group.

Listing NGR: SU1427929926

The site lies within the Salisbury conservation area and the main building is flanked by Grade II listed buildings - 2-8 High Street to the north, currently occupied as a bank, and to the south 14-16 High Street, which are retail premises.



Location Plan



LOCATION PLAN 1:1250 SCALE

Listed buildings shown hatched



The entrance to the dwelling is a side door accessed via a passageway from High Street on the south side of the building.

The proposed development would be located to the rear of the property, which is characterised as a service yard for the adjacent premises and notably the Kings Head Inn Hotel (also Grade II listed) which is located to the west.

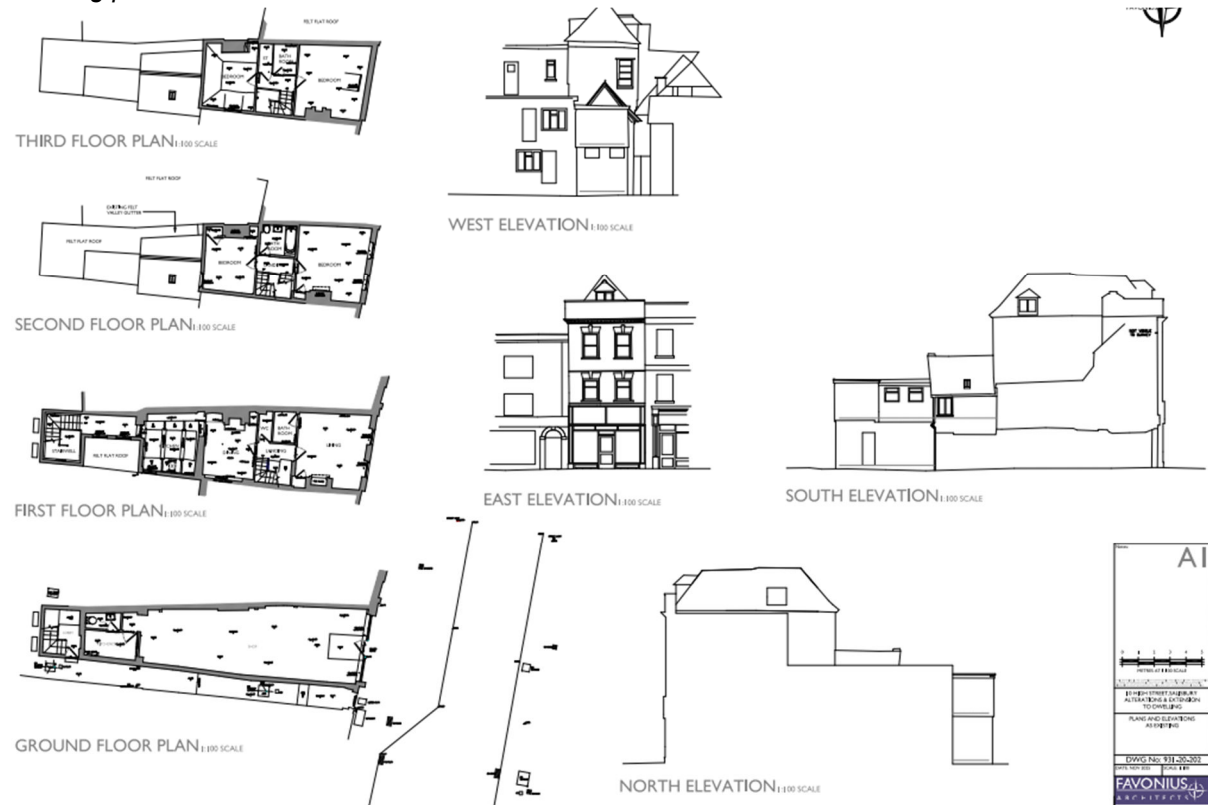
The application site is within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) and is within the 6.4km recreational buffer of the Salisbury Plain Special Protection Area (SPA). The site is within Flood Zone 2.

PROPOSAL

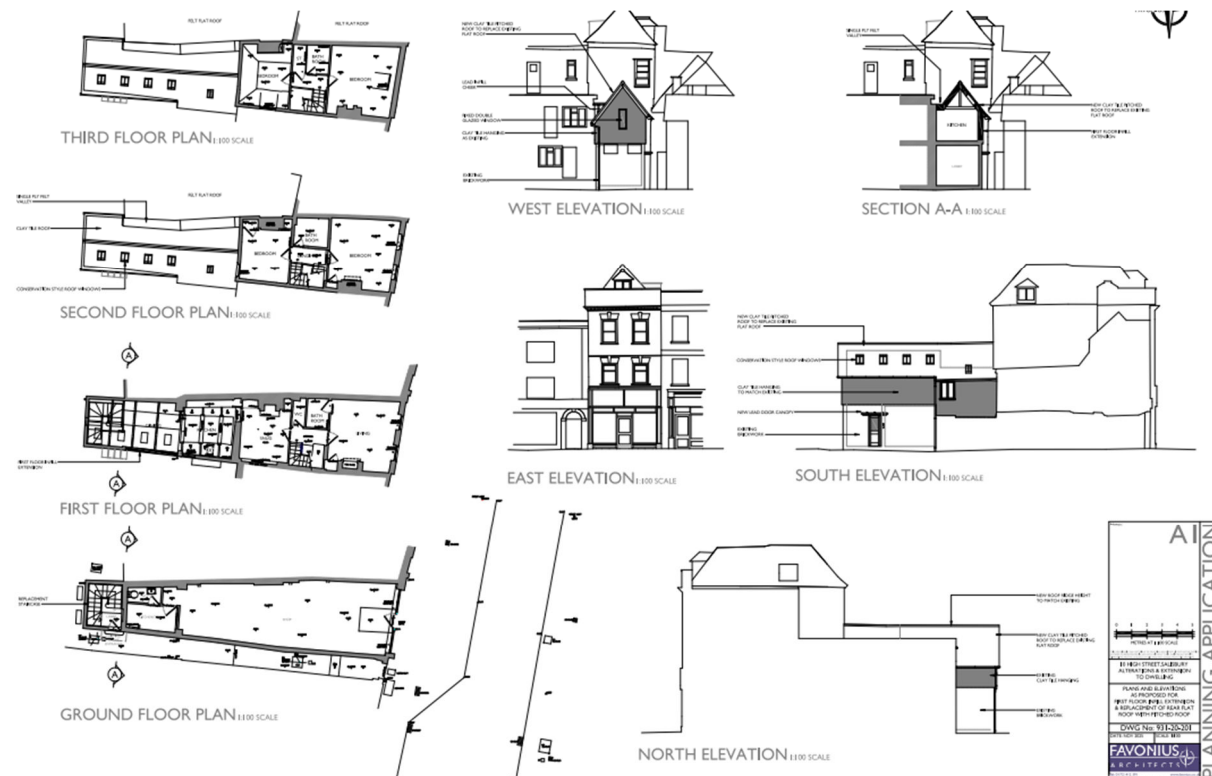
This application is seeking planning permission to infill an area of existing flat roof at first floor level and replace the existing flat roof on the first floor with a pitched roof. This would create a larger kitchen space with a dining area. The proposals also include for a replacement staircase and lead canopy above the access door.

The Design and Access Statement says that the removal of the flat roof will stop water ingress and also remove areas where pigeons and doves like to nest and roost which causes problems of debris and waste.

Existing plans



Proposed Plans



PLANNING HISTORY

Proposal / Summary
19/00716/LBC & 19/05664/FUL Rear extension to existing dwelling, approve with conditions 04/11/2019
19/00631/FUL & 19/05917/LBC Rear extension to create New 1 bed duplex flat. – withdrawn
PL/2022/07694 Discharge of Condition No 3 on 19/05917/LBC Rear extension to existing dwelling – Approve 27/04/2026

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

- Section 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the

Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 20: Spatial Strategy for the Salisbury Community Area
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 55 Air Quality;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 67 Flood Risk;
- Core Policy 69 Protection of the River Avon SAC

Neighbourhood Plan:

Salisbury Neighbourhood Development Plan 2020 to 2038, made 3 March 2025

Supplementary Planning Documents and other Guidance:

- City of Salisbury Conservation Area Appraisal and Management Plan, December 2014
- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015
- Air Quality SPD (July 2023)

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would preserve or enhance the historic environment (CP 58)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP 67)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)
- Whether there will be any land contamination / air quality issues (CP 55)
- Are there any other planning issues raised by the development?

CONSULTATION RESPONSES

WC Conservation - No objection. Comments received as follows:

The application is essentially a scaled-back version of the 2019 proposals that were approved. No historic fabric would be harmed and the visual impact to the rear of the property (and the rear yards of its listed neighbours) would be more modest than previously accepted. I would hope that the opportunity will be taken to replace the concrete tiles on the rear addition with something more sympathetic with the surroundings as part of the works to introduce a new tiled roof and more tile hanging.

WC Public Protection - No objection, subject to conditions, comments received as follows:

The proposal concerns an infill extension to an existing residential dwelling. I have reviewed the Noise Impact Assessment prepared by Impact Acoustics, which identifies building services plant associated with neighbouring commercial premises, along with road traffic noise, as the primary sources of noise likely to affect existing and future occupants of the development. The assessment has been undertaken appropriately, including the application of relevant penalties for tonality and impulsivity. The report concludes that, with the installation of suitable glazing and ventilation in the proposed extension, the recommended internal ambient noise levels can be achieved.

I therefore recommend the following condition is attached to any approval of this application:

- Glazing and ventilation measures specified in Section 11.6 of the Impact Acoustics Noise Assessment Report (Reference IMP8063) shall be installed prior to completion, and retained and maintained at all times thereafter.*

Salisbury City Council: Support

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site;
- An advertisement placed in the local press.

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

No representations were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

The application site lies within the principal settlement of Salisbury, and the proposed development is considered acceptable in principle, provided the development is appropriate in terms of its scale, siting and design to its context and provided heritage impact, residential amenity, noise and highways/sustainability are addressed.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

The proposed development is to remove an area of flat roof at first floor level and infill above an area of single storey flat roof to create a larger kitchen area. The ridge of the existing two storey pitched roof at the rear of the building is proposed to be extended over the first floor with the addition of 4 no conservation style roof windows. A new fixed window is proposed in the gable end in the west elevation, within the stairwell.

The new gable end and first floor infill is proposed to have hanging clay tiles to match those on the existing south elevation. The new pitched roof is proposed to be finished with clay tiles and there is a single ply felt valley roof with a lead cheek infill proposed at the junction with 8 High Street.

A new lead door canopy is proposed above the access door to the flat.

Existing first floor



Proposed first floor

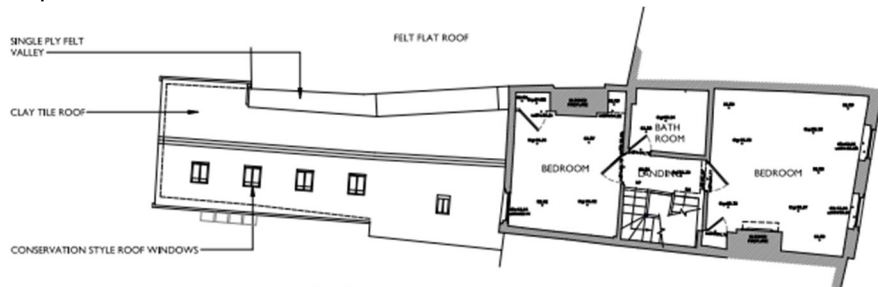


Existing second floor



SECOND FLOOR PLAN 1:100 SCALE

Proposed second floor



SECOND FLOOR PLAN 1:100 SCALE

Proposed elevations



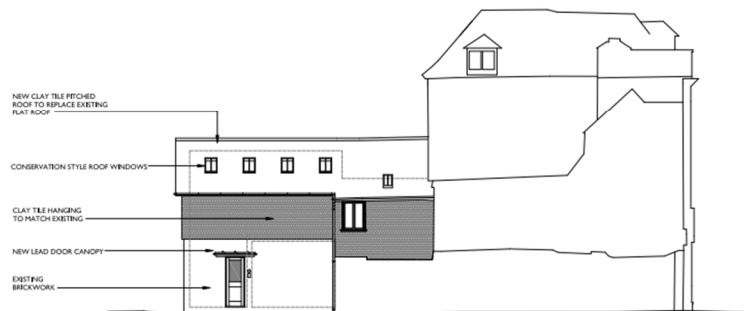
WEST ELEVATION 1:100 SCALE



SECTION A-A 1:100 SCALE



EAST ELEVATION 1:100 SCALE



SOUTH ELEVATION 1:100 SCALE

The proposals are located at the rear of the property, viewed within the context of the existing service yard, accessed from an alleyway. The proposed extension and altered roof will remove unsightly flat roof extensions, the design, form and materials are traditional and preserve the character and appearance of the area.

The proposed window in the stairwell of the west elevation and 4 no conservation roof windows are considered acceptable.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Impact on Heritage Assets

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing 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.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The application site is a Grade II Listed Building within the Salisbury Conservation area and close to other listed buildings.

A heritage statement has been submitted confirming that the works are contained to the 20th century rear extension with no works affecting the 19th century parts of the building or any of the older historic fabric of the building. The modern flat-roof additions are noted in the Heritage Statement as 'not of special interest' with air-conditioning units that are prominent and unsympathetic.

Comments were received from the Conservation Officer as follows:

The application is essentially a scaled-back version of the 2019 proposals that were approved. No historic fabric would be harmed and the visual impact to the rear of the

property (and the rear yards of its listed neighbours) would be more modest than previously accepted. I would hope that the opportunity will be taken to replace the concrete tiles on the rear addition with something more sympathetic with the surroundings as part of the works to introduce a new tiled roof and more tile hanging.

Details of the proposed hanging and roof tiles were subsequently provided by the applicant and have been agreed with the Conservation Officer to be 'Keymer Traditional Handmade Clay Tiles with Matching Hips & Bonnets'. The submitted information will be included within the list of approved plans and documents.

The proposals would remove the unattractive flat roof at the rear of the building and proposes replacement with a traditional pitched roof, this is considered more sympathetic to the setting of the listed building and the conservation area. Traditional materials and detailing are proposed. The height and massing is reflective of the surroundings and subservient to the original building.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area and setting of the listed building. It would not result in harm to the setting of any heritage assets, and no objections have been raised by the Conservation Officer.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Amenity

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The proposal infills a small amount of floor space at first floor level and introduces an extended gable roof in place of a flat roof. It is not considered that the proposals would be unduly dominant or result in loss of light or overshadowing of adjacent properties.

A new window is proposed in the west facing gable end. This would be within the stairwell and facing towards the service courtyard. Four no. conservation style roof windows are proposed in the south facing roof slope. It is not considered that these windows would introduce any new opportunities for overlooking. As such, the proposal would not result in an unacceptable loss of privacy. No comments were received during consultation from neighbouring properties

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Flood Risk and Drainage

Core Policy 67 of the Wiltshire Core Strategy and NPPF paragraphs 170–182 require:

- Avoidance of increased flood risk.
- Use of appropriate mitigation measures.
- Application of the sequential and exception tests for developments in Flood Zones 2 or 3.

Sustainable Drainage Systems (SuDS) are required for all major developments and must:

- Manage runoff near its source.
- Improve water quality.
- Support biodiversity and amenity.
- Be integrated into the site layout and green infrastructure.

The application site lies within Flood Zone 2 but outside of any surface water flood risk area. The application relates to a small first floor infill extension that does not increase the number of bedrooms or occupancy within the property, it is therefore considered that the proposal is a “minor development” in relation to flood risk.

No Flood Risk Assessment has been submitted but the Design and Access Statement confirms the extension is at first floor level. However, it is considered that the proposals would not increase the risk of flooding to the site or surrounding land and the development is considered to comply with Core Policy 67 and Section 14 of the NPPF.

Environmental Considerations (Noise, Air Quality, Contaminated Land, etc.)

Core Policies 55 and 56 of the Wiltshire Core Strategy require:

- Development proposals to avoid unacceptable environmental impacts.
- To provide appropriate mitigation where risks are identified.

The NPPF and Planning Practice Guidance (PPG) reinforce this by stating that proposals should:

- Prevent development that contributes to or is exposed to unacceptable pollution.
- Ensure developer responsibility for safe development on contaminated land.

Wiltshire Council's Air Quality SPD (2023) provides detailed guidance, especially near Air Quality Management Areas (AQMAs) and encourages mitigation such as:

- EV charging infrastructure
- Green buffers
- Sustainable transport options

Due to the application site being adjacent to building services and plant associated with neighbour commercial properties, and within the city centre with associated road traffic noise, an 'Air Quality Assessment' and 'Environmental Noise Impact Assessment' were submitted with the application. The Air Quality Assessment concludes that the proposed works will not increase the potential air pollution from the buildings existing combustion sources.

Public Protection have confirmed that the Noise Impact assessment has been undertaken appropriately and agree that the recommended ambient internal noise levels can be achieved with the installation of suitable glazing and ventilation as proposed in the assessment. The proposed specification is as follows:

11.6 Proposed Glazing & Ventilation Specifications

The dining room velux windows should be designed with a 4mm glass / 16mm air gap / 4mm glass double glazed windows and a Titon V25 standard vent or similarly approved to the dining room to ensure the internal noise levels are acceptable in terms of the assessment to British Standard 8233: 2014.

A condition to require compliance with this will be included in the decision notice.

Ecology and Biodiversity

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The proposal relates to an infill extension and replacement of a flat roof. The application site is within the New Forest Protection Sites 13.8km Recreation zone of influence and Hampshire River Avon Catchment but due to the nature of the development, ecological impact is not an issue for this application. There is no reasonable likelihood of protected species being present or affected. The development complies with Core Policy 50 and the relevant provisions of the NPPF.

Biodiversity Net Gain

As of 2 April 2024, the requirement for Biodiversity Net Gain (BNG) on all new sites came into force. Any small scale (non-major)/major scheme will need to demonstrate no net loss and a minimum of 10% net gain in biodiversity on the site, in line with the requirements of the NPPF, WCS policy CP50 (Biodiversity and Geodiversity) and the Environment Act.

However based on the information available the biodiversity gain planning condition is not considered to apply to this application as the development meets the following exemption criteria and is therefore below the de minimis threshold, meaning the development:

- 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
- 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).

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions

For Planning Permission ref: PL/2025/09961

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:
 - 931-20-203 Location Plan & Block Plan, received 22/12/2025
 - 931-20-201 Plans and elevations as proposed for first floor infill extension & replacement of rear flat roof with pitched roof, received 22/12/2025
 - Heritage Statement, Rear extension and alterations to existing dwelling, December 2025, received 12/01/2026
 - Air Quality Assessment 93120f05 09/01/2026, received 12/01/2026
 - Samples of the tiles to be used on the development, 30h September 2022, File; 93120F03, received 17/03/2026
 - Environmental Noise Impact Assessment IMP8063, received 24/02/2026

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building and detailed on the application form and approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The Glazing and ventilation measures as specified in Section 11.6 of the approved Impact Acoustics Noise Assessment Report (Reference IMP8063) shall be installed prior to completion, and retained and maintained at all times thereafter.

REASON: To ensure that the recommended internal ambient noise levels can be achieved.

For listed building consent ref: PL/2026/01314

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

- 931-20-203 Location Plan & Block Plan, received 22/12/2025
- 931-20-201 Plans and elevations as proposed for first floor infill extension & replacement of rear flat roof with pitched roof, received 22/12/2025
- Heritage Statement, Rear extension and alterations to existing dwelling, December 2025, received 12/01/2026
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REASON: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building and detailed on the application form and approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The Glazing and ventilation measures as specified in Section 11.6 of the approved Impact Acoustics Noise Assessment Report (Reference IMP8063) shall be installed prior to completion and retained and maintained at all times thereafter.

REASON: To ensure that the recommended internal ambient noise levels can be achieved.