

DELEGATED REPORT

Application Reference:	PL/2026/02394
Application Type:	Full planning permission
Site Address:	DUNNS HOUSE, ST PAULS ROAD, SALISBURY, SP2 7BE
Proposal:	External alterations (replacement and new fenestration and extend first floor metal railings)
Recommendation:	Approve subject to Conditions

SITE DESCRIPTION/CONTEXT

The site comprises the upper floors of an existing 5-storey office building situated within the defined settlement boundary of Salisbury, which is designated as a Principal Settlement in Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP20 (Salisbury Community Area). The site is located adjacent to the A36 dual carriageway at one of the entrances to the Central Car Park. The main city centre retail area is within about 10 minutes' 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. The property comprises a former grain store which was converted to offices in the early 2000s 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. 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.

The building is unlisted and lies outside the Conservation Area. Residential properties at Kivel Court and Valentine Court lie to the north and south respectively and the railway line lies to the east. The site is within the New Forest Protected Sites 13.8km Recreation zone of influence and the River Avon Hampshire SAC catchment.

With reference to the 2024 SFRA, the site lies within Flood Zone 2 and 3 and this means that the site of Dunns House has a high probability of fluvial flooding (greater than a 1 in 100yr annual probability of fluvial flooding).

PROPOSAL

Prior Approval was granted under PL/2024/11498 and PL/2026/01936 for the change of use of the upper floors to change from Class E space to form 48no. residential apartments. The applications were submitted with a flood risk assessment and prior approval was granted subject to conditions. Class MA makes no provision for external elevation / physical alterations to the building. This application seeks planning permission for replacement and new fenestration and to extend first floor metal railings.



Left - Side Elevation



Right - Side Elevation

Existing Elevations

Proposed elevations



Left -side Elevation

Right -side Elevation

Existing Elevations



Front Elevation

Proposed Elevations



Front Elevation

Existing Elevations



Rear Elevation

Proposed Elevations



Rear Elevation

RELEVANT PLANNING HISTORY:

PL/2024/11498	Prior Approval Part 3, Class MA: Commercial, business and service uses to dwellinghouses. Schedule 2 Part 3, Class MA for change of use of Class E space to form 44no. apartments. Prior Approval approved subject to conditions
PL/2026/01936	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 4no. apartments Prior Approval approved subject to conditions
PL/2025/09994	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. Approved subject to conditions

POLICIES:

National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

Wiltshire Core Strategy 2015

CP1 and CP2: Settlement and Delivery Strategy

CP57: Ensuring High Quality Design and Place Shaping

Other:

2024 Strategic Flood Risk Assessment

Wiltshire Design Guide

MAIN PLANNING ISSUES

1. Scale, design and neighbouring amenity

CONSULTATIONS

Salisbury City Council – no comment

REPRESENTATIONS: None received

ASSESSMENT

1. Scale, design and neighbouring amenity

Design

CP57 considers the impact of development in terms of amenity and design. The proposal involves the alteration of the glazing for the building, to facilitate residential use. In overview, these external alterations relate to the enlargement of new windows at ground floor level together with replacing windows on the whole building and also extending the metal railings to the first floor windows. The new windows at ground floor and the replacement windows proposed in the upper floor would be formed of UPVC double-glazed units; frames and panels in colour RAL 7016 (dark grey). A planning application for the provision of the formation of an external access route from the first floor to external ground level to the rear of the building has been approved separately.

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.

The building is prominent within its urban setting with the railway to one side and the elevated outer ring road on the other. The site is not within a Conservation Area and is very much standalone within its townscape setting with the railway to one side and the elevated outer ring road on the other. Whilst the changes can 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. On the basis that the external alterations proposed constitute a good standard to design appropriate to the individual building itself, using appropriate materials and dark grey colour, and it is concluded that these proposals would have an acceptable impact upon the host building or the wider character of the area.

The proposal would comply with the aims of CP57.

Neighbouring Amenity

CP57 also seeks to ensure that appropriate levels of amenity are achievable within the development. The new windows are at ground floor level with only replacement windows at upper floor levels.

The proposed north and south elevations of the building would have very little adjustment compared to the existing elevations, and therefore existing dwellings located to north and south would remain unaffected. There is adequate separation between the properties to maintain appropriate levels of privacy. The proposed changes are unlikely to have any adverse impacts upon the residents of Valentines Court or Kivel Court as a result of loss of privacy, daylight/sunlight. The proposals take due account of the amenity of neighbouring land uses and properties and are compliant with the requirements of CP57 in this regard.



BNG

No external land or habitat is affected by the proposals and as such, the scheme is exempt from BNG provision.

CONCLUSION:

The proposed amendments to the elevations and windows are considered to comply with the provisions of the adopted development plan and would facilitate the development of 48 new flats within the building. There are no design and amenity objections to the development and the balance weighs in favour of approving the scheme.

RECOMMENDATION: APPROVE

Subject to 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:

Site Location Plan ref DHS LP dated 6/10/25
Block Plan ref dhs 01 BP SP Dated Oct 2025
Proposed Elevations 1 of 3 ref dhs 01 pr 09
Proposed Elevations 2 of 3 ref dhs 01 pr 10
Proposed Elevations 3 of 3 ref dhs 01 pr 11
Proposed Window Schedule ref dhs 01 pr 12
Design and Access Statement received 13 April 2026

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

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. 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).