

Application Number:	PL/2026/04603
Location:	Castle View Care Centre, 8 Old Castle Road, Salisbury, SP1 3SF
Proposal:	Variation of Condition 2 (Approved Plans) and Condition 15 (Relating to Obscure Glazing); Removal of Condition 14 (Relating to Window Openings) of planning application PL/2022/06171. (Resubmission of PL/2025/02964)

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Introduction and Proposal

The proposal seeks approval for the variation of conditions 2 (approved plans) and 15 (obscure glazing) and the removal of condition 14 (window openings). Condition 2 is of interest to the Highway Development Management Team.

The proposals are a resubmission of PL/2025/02964 which sought to increase the number of bedrooms from 28 to 30 through the use of two storerooms (as had originally being proposed under application 19/08510/FUL). The application was dismissed on appeal.

Highway Considerations

The original proposal under application 19/08510/FUL for a replacement care home to accommodate 30 bedrooms was accepted in highway terms with a parking provision of 9 spaces. This was based on the nature of the care home, where residents would not drive or own cars, with the parking being for the benefit of staff and visitors only.

The approved layout reduced the number of bedrooms by two, with the rooms being used as store rooms.

The current proposal seeks the use of the store rooms as additional bedrooms, thereby increasing the accommodation to 30 bedrooms.

Access, Parking and Manoeuvring

There are no changes proposed to the means of access, parking and manoeuvring on the site with the site providing parking for 9 cars with an on-site turning area.

The level of parking has previously been accepted by the Highway Authority to be appropriate for a 30 bedroom care home, and while the care home has been operating as a 28 bedroom facility, the additional two bedrooms are unlikely to result in a material change in the traffic generation and demand for parking.

While the Highway Authority did advise on the provision of cycle parking for staff and visitors, this did not form a condition on the original approval for the replacement care home.

The provision of secure and covered cycle storage for staff and visitors should be provided to promote sustainable travel.

Summary and Recommendations

The proposals seek the variation and removal of conditions in relation to the uses of two store rooms as additional bedrooms within the care home.

The use of such rooms for bedrooms for residents was previously considered by the Highway Authority as acceptable, having regard to the nature of the care home whereby residents would not be expected to drive or own cars, such that all parking on the site would be available for staff and visitors.

It is therefore recommended that no highway objection is raised to the variation of condition 2.

It is also recommended that a condition in respect of the submission and approval of details for secure and covered cycle parking/storage be attached to any permission granted.

Amanda Hall
Highways Development Management Engineer