

APPLICATION FOR FULL-PLANNING PERMISSION (MINOR DEVELOPMENT) CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09968
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	33 Catherine Street, Salisbury, SP1 2DQ
DEVELOPMENT DESCRIPTION:	Change of use of upper floors from commercial to HMO (6 bedroom)
RECOMMENDATION:	Approve with conditions

SITE DESCRIPTION/CONTEXT



This application relates to 33 Catherine Street, a mid-terrace, commercial property, located on the east side of Catherine Street, within the centre of the Principal Settlement of Salisbury as defined by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP20 (Salisbury Community Area).

The application site is located within the Primary Frontages (as defined by Saved Salisbury District Local Plan (SDLP) policy S1) and Salisbury City Centre (SDLP policy S3). The site is surrounded by a mix of commercial/retail with some residential properties at upper levels. Brown Street public carpark lies to the east of the site.



Location Plan
1:1250 @ A3

The site is unlisted, within the Salisbury Conservation Area, to the north is Grade II Listed, 31 Catherine Street, and opposite is Grade II* Listed, 38 Catherine Street.

Listed buildings (hatched)



Primary shopping frontages (pink line)



The application site is within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) and is within the 13.8km recreational zone of influence for the New Forest Special Protection Area (SPA) and SAC. The site is within Flood Zone 1, although the frontage is in close proximity to zones 2 and 3.

Snips showing flood zones and surface water



The building is 3 storeys at the front, with a symmetrical brick façade. The rear of the building is a mix of 3, 2 and single storey. There is a rear access to the ground floor from Brown Street carpark.

The current use of the building at the front of the ground floor is a barber shop. The rear half of the ground floor and first and second floors are currently empty.

PROPOSAL

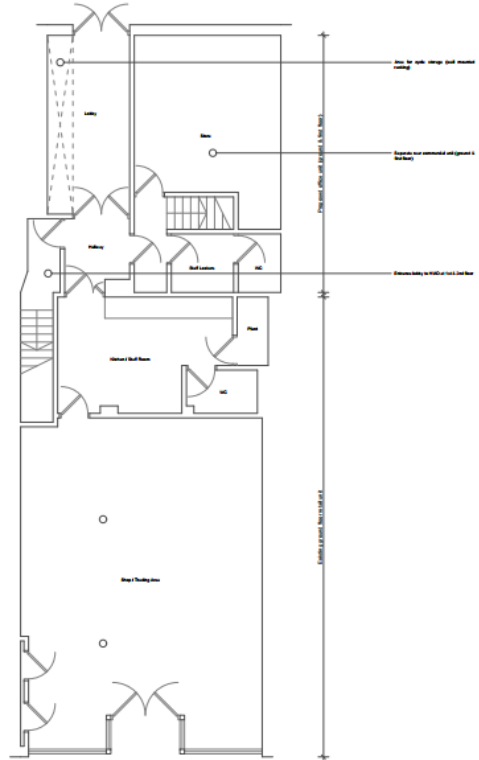
The proposals seek to change the use of the first and second floors from office use to a six-bedroom House of Multiple Occupation (HMO). Internal alterations are proposed to the ground floor to create a separate commercial unit at the rear of the property. This would involve creating a staff locker area and WC at ground floor and a staff kitchen at first floor. The front ground floor commercial unit remains unchanged.

Access would be via existing doors on the east elevation, into a lobby space with space for wall mounted cycle storage. A stairwell would give access to two bedrooms, two bathrooms, a utility area and living/dining/kitchen at first floor level and then four further bedrooms at second floor level.

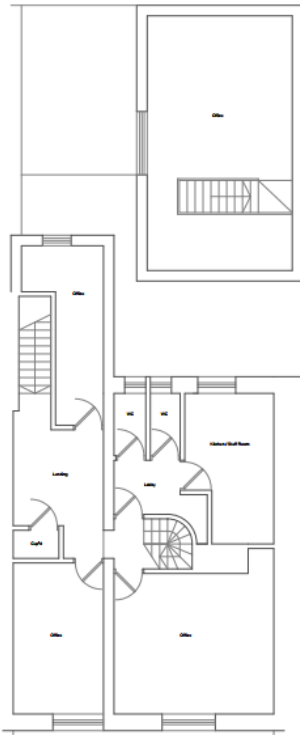
Existing and proposed plans



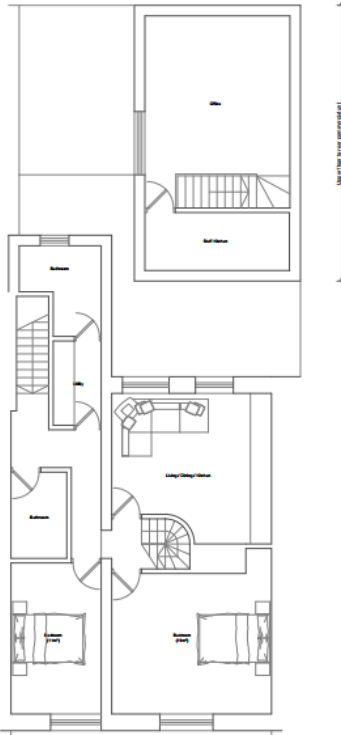
Ground Floor Plan
As Existing



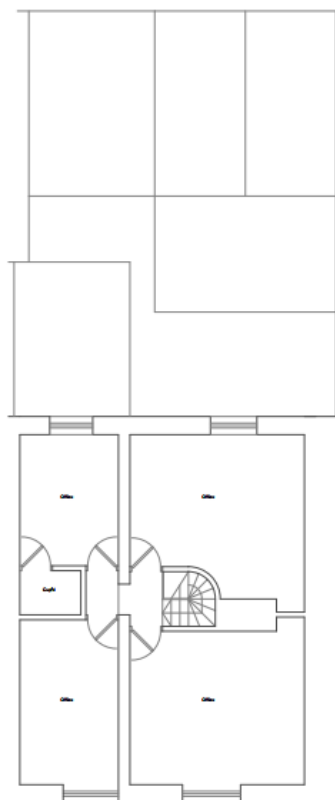
Ground Floor Plan
As Proposed



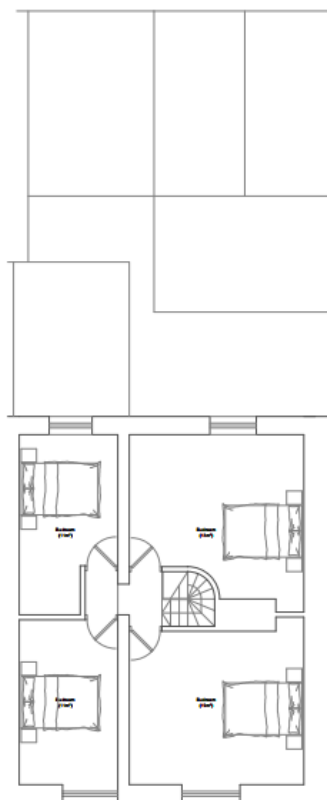
First Floor Plan
As Existing



First Floor Plan
As Proposed



Second Floor Plan
As Existing



Second Floor Plan
As Proposed

A revised set of plans removing a bedroom from the rear of the property, a nutrient neutrality calculator and a Noise Impact Assessment were received 01.04.2026 and a new consultation period was commenced. Further Ecology information was received in response to consultee comments 08.06.2026. Details of the proposed ventilation layout were received 11.08.2026 and the ventilation terminal locations received 13.08.2026.

PLANNING HISTORY

Proposal / Summary
S/1987/0134 - Full planning permission Decision - Approve with Conditions Date: 3/3/1987 – NEW SHOP FRONT
S/1987/0135 - Consent to display an advertisement Decision - Approved Date: 23/3/1987 – A/D APPLICATION - NON-ILLUMINATED SHOP FASCIA SIGN
S/1996/1121 - Consent to display an advertisement Decision - Approve with Conditions Date: 27/9/1996 – Externally illuminated fascia and projecting sign
S/1997/1916 - Full planning permission Decision - Approve with Conditions Date: 23/1/1998 – NEW SHOPFRONTS TO FRONT AND REAR, NEW REAR ACCESS DOORS AND SCREEN
S/1997/1917 - Consent to display an advertisement Decision - Approve with Conditions Date: 14/1/1998 – NON-ILLUMINATED PROJECTING HANGING SIGN

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

National Planning Policy:

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

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 3 Infrastructure Requirements;
- Core Policy 20 Spatial Strategy for the Salisbury Community Area
- 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 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 63 Transport Strategies
- Core Policy 64 Demand Management
- Core Policy 67 Flood Risk;
- Core Policy 68 Water Resources;
- Core Policy 69 Protection of River Avon SAC

Draft Wiltshire Local Plan

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. The said Plan has no material weight for the purposes of the application.

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, on 30th June 2026 Wiltshire Council published a notice of intention to prepare a new local plan for Wiltshire. The next stage is a Scoping Consultation which commences on 2nd September 2026. This plan is at a very early stage and currently carries no weight for decision making.

Neighbourhood Plan:

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

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- National Design Guide

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy):

- S1 – Primary Shopping Areas

Other Relevant Policies and Documents

- 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
- Wiltshire Council's Waste Core Strategy, adopted July 2009
- Wiltshire Council's Waste Storage and Collection: Guidance for Developers Supplementary Planning Document, January 2017
- Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP)
 - Active travel infrastructure design standards 2022
 - Active travel parking standards and design guide 2022
- Air Quality SPD (July 2023)
- Adopted Salisbury City Central Area Framework 2020

ISSUES

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

- Planning Principle
- Design and Impact on the Character and Apparency of the Area
- Impact on Heritage Assets
- Amenity
- Highway Safety and Parking
- Flood Risk and Drainage
- Ecology and BNG
- Impact on Future Occupiers Amenity
- Other Matters

CONSULTATION RESPONSES

The views of consultees are material considerations in the determination of the application. However, the decision-maker must exercise their own planning judgement. Where consultees raise concerns or recommend conditions, these have been considered and are addressed within the assessment section of this report.

WC Highways: Initial comment - Objection – further information required (see website for full comments).

Following receipt of amended drawings - No objection subject to conditions

I refer to the amended application form and plans regarding the above planning application.

The application description has been amended to remove the additional 1 bedroom unit within the rear of the property. The proposal is now for a 6 bedroom HMO.

Proposal

The proposed development seeks the change of use of the upper floors from commercial to a 6-bedroom HMO, across the first and second floors. The ground floor will remain in commercial use.

Sustainability

The site is located within the City centre with access to a wide range of facilities and public transport options, and is therefore sustainably located.

Access and parking

The property does not have the benefit of any vehicular access or private parking, however the on-street parking in the vicinity of the site is controlled by parking restrictions, with public car parking available close by.

In response to the previous HDM consultation response, the revised submission now includes the provision of wall mounted racking to provide secure storage for cycles within the lobby area to the rear of the building. Details of the racking, and the ability to provide for the secure storage for 6 cycles (one for each bedroom) will be required.

Access to the HMO accommodation and the cycle storage would be via the lobby to the rear of the site, accessed from the Brown Street car park.

It is noted that a similar arrangement for access has been approved on the adjoining site of 35 Catherine Street under application PL/2025/05162.

Summary and Recommendations

The proposal for the change of use of the upper floors of the building from commercial to a 6 bedroom HMO within a highly sustainable location is considered acceptable. The proposal includes secure cycle storage by way of wall mounted racking, the details of which would need to be approved by condition.

It is therefore recommended that no highway objection is raised subject to the following condition being attached to any permission granted.

Conditions to be imposed as follows:

- Cycle storage

WC Public Protection - Initial comment - Objection – further information required (see website for full comments)

Following receipt of additional information, no objections, subjection to conditions, with comments as follows:

I write regarding the application for change of use of upper floors from commercial to HMO (6 bedroom).

The development site is located in the city centre with a mixture of retail, commercial and residential uses in the locality. The development site is positioned between

Catherine Street to the front, and Brown Street Car Park to the rear, and is within an AQMA; vehicles are often queuing, with engines idling immediately outside of the development site. The public health impacts on residents who live and work in areas of poor air quality are significant.

I have reviewed the Noise Impact Assessment completed by Aran Acoustics. The report states the front elevation is primarily influenced by road traffic noise, including light vehicles, delivery traffic and general servicing activity throughout the day and night. The rear elevation is influenced by intermittent vehicle movements and general activity associated with the car park and nearby commercial uses, including occasional plant and servicing operations.

The assessment concludes internal ambient noise levels cannot be achieved with windows open, therefore the existing glazing is to be refurbished with secondary glazing required for all habitable rooms; reliance upon open windows for ventilation is not considered appropriate due to the existing external noise climate. Therefore, the acoustic report recommends MVHR or through wall ventilators for habitable rooms on the front façade facing Catherine Street and background ventilators for habitable rooms on the rear façade facing the car park.

As the development site is in Salisbury City Centre AQMA, impacting both facades of the development site, we would expect MVHR to be installed in all habitable rooms on both facades, rather than through wall ventilators as they are generally passive, uncontrolled and unfiltered and will expose the future occupants poor air quality and associated pollutants.

While Wiltshire Council does not generally support reliance on closed windows as a means of achieving acceptable internal noise levels, in this case, the dominant noise sources are indistinctive transportation noise, therefore, provided that the principles of good acoustic design as detailed in Planning Consultation Guidance Note on Noise and Vibration, have been followed at the detailed design stage, and the recommended mitigation measures are secured by condition to achieve acceptable internal ambient noise levels in habitable rooms, this department has no grounds to recommend refusal of the application on noise grounds.

Conditions to be imposed as follows:

- Detailed scheme of mechanical ventilation
- Mechanical ventilation intake position
- Secondary glazing to be implemented as per acoustic report

Comments following submission of mechanical ventilation and intake positions:

I have reviewed the recently submitted documents which show ventilation ducts will be on the roof structure rather on facades facing Catherine Street or Brown Street Car Park. Given the context of this application and the AQMA, this is suitable and the condition relating to Mechanical ventilation intake position does not need to be attached to any planning permission granted.

WC Ecology - Initial comment - Objection – further information required (see website for full comments)

Following receipt of additional information, no objection, subjection to conditions, with comments as follows:

Habitat Regulations Assessment: River Avon Special Area of Conservation (SAC) Hampshire Catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. Appropriate Assessment must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

The submitted nutrient calculation calculated a total phosphorus budget of 0.69 kg TP/year pre 2030 and 0.17 kg TP/year post 2030. The budget has been approved by Wiltshire Council.

A Council-led scheme of phosphorus credits will be available for development which meets certain criteria at a fixed cost per kilogram of phosphorus, provided supply of mitigation is available. A completed Hampshire Avon Credit Screening Approval Certificate is required to apply for this scheme. The ecology section of this certificate has been completed by the Council's ecology team for this application. This certificate can only be issued by the case officer if the application meets the two deliverability tests. Further details of the Council's scheme, including eligibility criteria, current cost to purchase credits, and details of how to apply, is available on our website Phosphorus and nitrogen mitigation - Wiltshire Council.

Ecology officer approval	Document reviewed – 09/06/2026
Approval of Nutrient Budget	Pre 2030 budget - 0.69 kg TP/year
	Budget approved - Yes
	Date - 09/06/2026

Council-issued phosphorus credits are expected to be available; to ensure that adequate mitigation is secured and deliverable for this development, it is advised that the necessary credits are secured as part of the permission. In the absence of a legal agreement the mitigation fee and administration charge for the scheme can be paid by a section 111. The administration fee should be paid on the granting of permission, and the mitigation fee is payable prior to commencement of development.

Where an applicant chooses to progress without securing mitigation at permission stage, nutrient neutrality must be secured, before any development can lawfully commence, via a planning obligation (Grampian condition or legal agreement). If the applicant elects to pursue this route, it should be noted that the planning permission will neither secure bespoke mitigation nor reserve any Council phosphorus credits. Consequently, there remains a risk that adequate mitigation may not be available, which could prevent the development from lawfully commencing.

A bespoke AA must be prepared and sent to NE, the application must not be determined until NE have endorsed the AA.

New Forest Protected Sites

The proposed development site lies within the 13.8km zone of influence for the New Forest internationally protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site.

Therefore, the application is screened into appropriate assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) on account of its potential to cause adverse effects on the New Forest protected sites through increased recreational pressure which may occur alone and in-combination with other plans and projects.

In line with the Councils Interim Mitigation Strategy, the applicant has agreed to pay the SAMM payment requirements of £660 per dwelling/tourism unit (plus legal and admin fees). This will be secured via a S111 agreement at determination. Unilateral undertakings or s106 agreements are also available to ensure the necessary mitigation is secured.

This will enable the Council to conclude, subject to endorsement from Natural England, that the development proposed by means of this application will not lead to significant adverse effects on the New Forest protected sites alone or in-combination with other plans and projects.

The cost of developer contributions to mitigate the burden would be £3,960 plus legal and admin fees.

The applicant should be directed to the Guidance Note for Completing Agreements Under S111 of the Local Government Act 1972.

It is considered that this approach delivers the required level of certainty to secure effective mitigation for the recreational burdens of this planning application. There will be no in combination effects with other developments, therefore we can conclude that there would be no adverse effect on the integrity of the above European Sites as a result of the development.

Biodiversity Net Gain

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the development meets the following 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).*

Note to case officer: you should be satisfied that the proposals meet the above criteria and act accordingly. Further information will be required from the applicant prior to determination in the event the application is considered to be subject to mandatory biodiversity net gain.

Core Policy 50

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 186 d). It is anticipated that all developments will deliver no net loss of biodiversity. For this application, biodiversity measures should focus on delivering continued ecological functionality for swifts, bats and hedgehogs.

All details on exact locations and specifications must be added to all working plans (see condition below) and will become an enforceable part of the planning permission to avoid oversight and to ensure consistency and enforceability. Integrated features are generally maintenance-free and seek to benefit a target species/s or group/s and should demonstrate viability in terms of position on the building, location and clustering in accordance with relevant guidance and the additional features.

Conditions to be imposed as follows:

- Compliance with submitted documents
- River Avon Phosphorus Mitigation
- Water Efficiency in Hampshire Avon Catchment
- Ecological Enhancements

Informatives as follows:

- Hampshire Avon Phosphorus Mitigation
- Protected Species

WC Housing Renewal – Comments as follows:

The Private Sector Housing team doesn't have any adverse comments to make about the application but would make the following observations:

- *If planning consent is granted, then the applicant must make an application for an HMO licence.*
- *The applicant should be mindful of Wiltshire Council's mandatory space, amenity & fire safety standard for HMO properties.*
- *If the applicant has any questions relating to the above, then they should contact housingrenewal@wiltshire.gov.uk.*

Salisbury City Council – Comments as follows:

Salisbury City Council supports the principle of this property being used as an HMO but is concerned about the occupants to communal space ratio and would request that occupancy guidelines are followed

The consultee responses have been carefully considered. Whilst significant weight is afforded to specialist technical advice, the decision remains a matter for the Local Planning Authority and the officer assessment below reaches an independent planning judgement on the issues raised.

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;

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 NPPF (NPPF) as a material consideration in the assessment.

The assessment below considers each of the main issues identified above. Each topic is assessed in turn with reference to the relevant policy context, the evidence submitted, consultee responses, and all other material considerations, before a conclusion is reached.

Principle of Development

Core Policies 1 and 2 of the Wiltshire Core Strategy establish the overarching spatial strategy for Wiltshire and provide the primary Development Plan framework for determining whether development is appropriately located. Together, these policies seek to direct growth towards the most sustainable locations whilst protecting the intrinsic character and beauty of the countryside. The strategy prioritises development within Principal Settlements, Market Towns, Local Service Centres and larger villages, whilst development in the countryside will only be supported where it accords with specific development plan policies or where material considerations indicate otherwise.

The NPPF also contains national policies relating to the location of development. Policies S3-S5 distinguish between development within settlements and development in the countryside, support sustainable patterns of growth, and require decisions to have regard to the role and function of settlements, accessibility to services and facilities, and other site-specific considerations.

The principle of development should be assessed having regard to the Development Plan as a whole, the NPPF and all other material considerations. The weight afforded to individual policies will depend upon the nature, scale and location of the development proposed.

The proposal is for the conversion of the upper floors to a 6-bedroom HMO. The ground floor commercial unit is proposed to be retained. A second commercial unit is proposed on the ground floor.

The application site is within the Principal Settlement of Salisbury; it is also within the settlement boundary. The site is designated as a 'Primary Frontages' through saved Policy S1 of the Salisbury District Local Plan. The principal role of the 'Primary Frontage' is to maintain the area as the retail centre. The proposal retains the existing ground floor retail unit, create a second commercial unit to the rear of the property and changes the use of the first and second floors from commercial office to residential.

The Salisbury City Area Framework (CAF) adopted in 2020 also aims to enhance the city centre and indicates the Council's strategy to enhance the city centre experience for users, and to enhance the retail and commercial attractiveness of the centre. The CAF splits Salisbury city centre into 9 different character areas and then contains a vision for how each of the areas should move forward in the future. It identifies key features of those areas and then identifies how the areas should evolve going forward.

The site is located within 'The Chequers' character area immediately adjacent to 'The Centre' character area. The Key Objective identified by the CAF for 'The Chequers' character area is to 'enhance the mixed use character of the Chequers with a focus on urban living, employment, retail, leisure and culture' and sets out the following aims for economic regeneration:

- *Support active ground-floor uses to animate public realm*
- *Work with partners to investigate the feasibility of re-purposing under-utilised upper floors to support housing delivery and vibrancy of the central area.*

The proposal accords with the Development Plan and the principle of development is supported in this location. The proposal must nevertheless be assessed against all other relevant Development Plan policies, national policy and material considerations. Subject to that assessment, the principle of development is considered acceptable.

5 Year Housing Land Supply

The Council's latest Housing Land Supply Statement provides the most up-to-date position regarding the availability of deliverable housing land within Wiltshire and is a material consideration in the determination of planning applications.

The NPPF requires local planning authorities to identify and maintain a supply of specific deliverable housing sites. Housing need, housing requirements, and the supply of deliverable sites are addressed through Policies HO1 to HO6 (for plan-making) and HO7 to HO13 (for decision taking) and Annex D of the NPPF. Annex D sets out the methodology for calculating housing need, assessing land supply, the application of housing land supply buffers using the latest Housing Delivery Test results, and establishing a five-year supply of deliverable housing sites.

The Council's current housing land supply position demonstrates a supply of 2.8 years of deliverable housing land against the relevant housing requirement. This position is a material consideration when assessing proposals for residential development. Where a shortfall exists, this indicates that the Council is unable to demonstrate a full five-year supply of deliverable housing sites and this is capable of attracting significant weight in favour of proposals which would contribute towards meeting identified housing needs. Conversely, where a five-year supply can be demonstrated, this is also a material consideration to be afforded appropriate weight in the overall planning balance.

In determining this application, regard has been had to the Council's current housing land supply position, the relevant housing policies of the development plan, the housing objectives of the NPPF, and all other material considerations. The extent to which the Council's housing land supply position affects the weight to be afforded to housing delivery and other material considerations has been considered as part of the planning balance set out below.

The contribution that this proposal would make towards meeting housing needs, together with any other benefits and harms arising from the development, is assessed within the overall planning balance and conclusion sections of this report.

Design and Impact on the Character and Appearance of the Area

Core Policy 57 of the Wiltshire Core Strategy requires development to achieve a high standard of design that responds positively to local character, context and distinctiveness.

Policies DP1-DP4 of the NPPF seek to ensure that development is well-designed, visually attractive, sustainable and responsive to its surroundings. Development should contribute positively to local character, create high quality places and support healthy and inclusive communities.

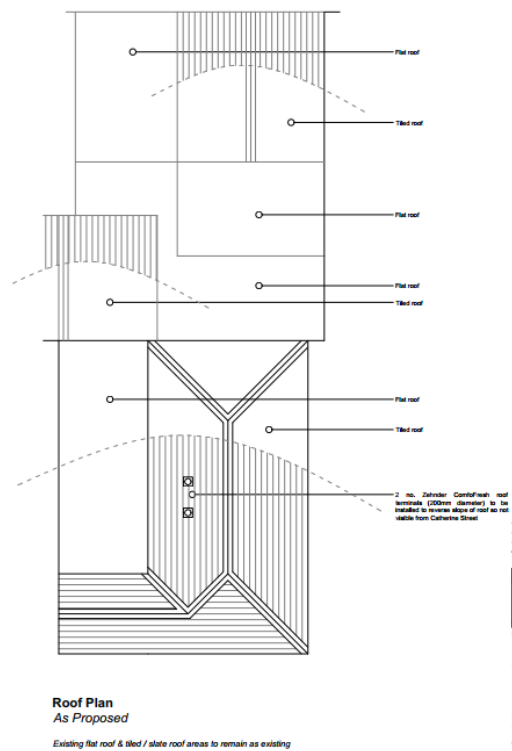
The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

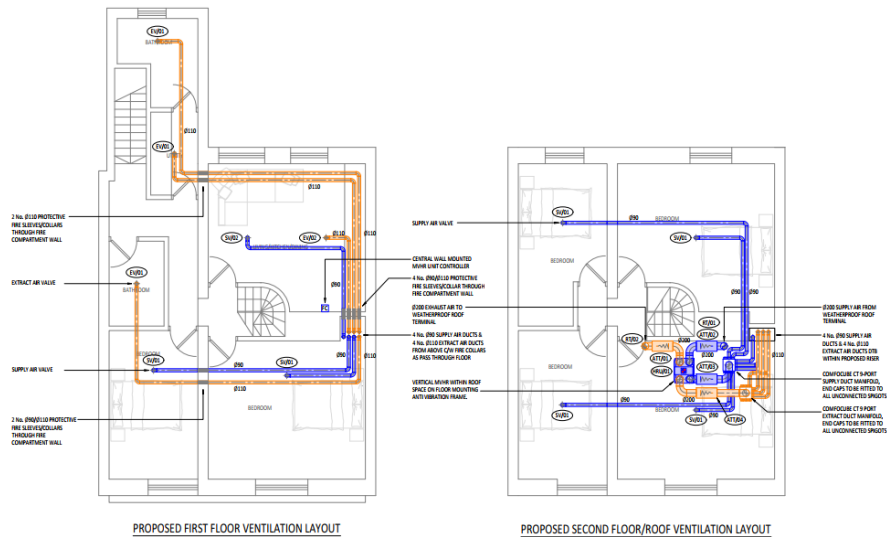
Building for a Healthy Life Framework promotes healthy, inclusive, and sustainable places. The document encourages:

- Walkability.
- Access to green space.
- Active design principles for well-being.

The proposal does not propose any external alterations to the building and no elevational drawings have been submitted. The retail/commercial unit would be retained at ground floor level, and a second unit is proposed at the rear of the property. This second unit would not have any windows at ground floor level. If a window were to be required, planning permission would be needed.

The submitted Noise Impact Assessment and comments from Public Protection (see Environmental Considerations section below) will result in the installation of MVHR to habitable rooms. Details of the plant/vents/grills were requested, prior to determination so that any impact the external envelope can be considered. Submitted drawing 2025/098 PP013 shows that there would be two 'Zehnder ComfoFresh' 200mm diameter roof terminals positioned on the inner face of the pitched roof. This will mean that they are not visible from Catherine Street and is considered acceptable.





Zehnder ComfoFresh ø 200mm, roof terminal

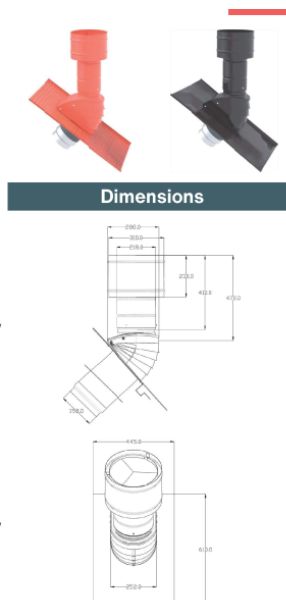
Article number: 990 430 614 / 990 430 615

Technical Specification

Finish	Red (RAL 8004) / Black (RAL 9005)
Spigot diameter	198 mm
Height	470 mm
Width	310 mm
Depth	288 mm
Weight	7.17 kg
Material	Steel plate with aluminium-zinc coating
Free area	31,415 mm ²
Roof pitch	Adjustable 6-60°
Info	Supplied with universal cover piece self-adhesive, butyl-coated aluminium pan (lead-free)

Side View

Top View



The occupants would have direct access to the local shops and public transport network resulting in the proposal being a sustainable form of development.

The development is therefore considered to comply with Core Policy 57 of the Wiltshire Core Strategy.

Impact on Heritage Assets

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

Section 66(1) requires special regard to be given to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess.

Section 72(1) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Core Policy 58 of the Wiltshire Core Strategy seeks to conserve and, where appropriate, enhance the significance of designated and non-designated heritage assets and their settings. Core Policy 57 requires development to respond positively to local character and historic context through high quality design.

Policies HE4-HE10 of the NPPF recognise heritage assets as an irreplaceable resource and require proposals affecting heritage assets to be assessed having regard to their significance and the contribution made by their setting.

The application site is a three storey building within the Salisbury Conservation Area, unlisted but in close proximity to a number of listed buildings, including Grade II Listed, 31 Catherine Street to the north, and opposite is Grade II* Listed, 38 Catherine Street.

The proposed conversion of the upper floors into residential units proposed no alterations to windows/openings. As noted above, two roof ventilation roof terminals will be added to the roof as part of the installation of MVHR system. These are set back from Catherine Street and not visible from public vantage points.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 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.

Policy P3 of the NPPF requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

The application site is within the city centre, where a certain degree of overlooking, and inter-relationship is considered acceptable in planning terms. The proposals will result in internal alterations only and do not include for any additional windows or doors. Therefore, there are no concerns regarding increased overlooking/loss of privacy/loss of light or overbearing impact.

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

Highways Impacts and Parking

Policies TR3-TR8 of the NPPF seek to ensure that development is supported by safe, suitable and sustainable transport arrangements. Development should provide appropriate access, promote sustainable travel choices where possible and avoid unacceptable impacts on highway safety and the operation of the transport network.

Core Policies 60-64 of the Wiltshire Core Strategy require development to provide safe access, promote sustainable transport, minimise transport impacts and provide appropriate parking arrangements.

Where relevant, regard should also be had to the Wiltshire Local Transport Plan, the Council's parking standards and any applicable Local Cycling and Walking Infrastructure Plans (LCWIPs).

The property does not have any vehicle access or private parking but, there is on-street parking in the vicinity of the site and public car parking immediately to the east. The site is in a sustainable location being within easy walking distance of public transport and other local facilities for shopping, leisure, education, health and employment, thus minimising the need for a private car.

The revised proposals include for secure storage for cycles within the lobby area of the building. Details of the racking and ability to provide space for 6 cycles (one per bedroom) will be secured via condition.

No objections have been raised by the Highways Officer. The proposal is therefore considered to comply with Core Policies 57 (xiv), 60 to 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Ecology and Biodiversity

Core Policy 50 of the Wiltshire Core Strategy requires development to protect and, where appropriate, enhance biodiversity and geodiversity interests.

Policy N2 of the NPPF seeks to conserve and enhance biodiversity, support nature recovery, protect habitats and species, and strengthen ecological networks.

Where relevant, proposals should assess impacts upon protected species, habitats, ecological networks and green and blue infrastructure and demonstrate that any adverse impacts can be appropriately avoided, mitigated or compensated for.

Biodiversity Net Gain (BNG) is mandatory for most development and proposals should demonstrate compliance with the statutory requirements unless an exemption applies.

The site falls within the Hampshire River Avon Catchment and has potential to cause adverse effects, alone or in combination with other developments, through discharge of phosphorus in wastewater. The development therefore needs to be appraised in line with the Conservation of Habitats and Species Regulations 2017 (as amended) (Habitat Regulations) and WCS policy CP69 (Protection of the River Avon SAC). Appropriate Assessment must be carried out, and a nutrient calculator has been submitted as part of this application.

The submitted nutrient calculation calculated a total phosphorus budget of **0.69 kg TP/year pre 2030 and 0.17 kg TP/year post 2030**. The budget has been approved by Wiltshire Council.

A Hampshire Avon Credit Screening Approval Certificate will be provided within this permission. The applicant must then apply for mitigation through the council-led scheme, or an alternative mitigation strategy, which must then be submitted for consideration by the council's ecology officers, and the case officer, with a bespoke Appropriate Assessment completed. This has been included as a condition on the application, which can then be applied to be discharged once the S111 agreement is complete.

The proposed development site lies within the 13.8km zone of influence for the New Forest internationally protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site.

Therefore, the application is screened into appropriate assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) on account of its potential to cause adverse effects on the New Forest protected sites through increased recreational pressure which may occur alone and in-combination with other plans and projects.

In line with the Councils Interim Mitigation Strategy, the applicant has agreed to pay the SAMM payment requirements of £660 per dwelling/tourism unit (plus legal and admin fees). This will be secured via a S111 agreement at determination. Unilateral undertakings or s106 agreements are also available to ensure the necessary mitigation is secured.

This will enable the Council to conclude, subject to endorsement from Natural England, that the development proposed by means of this application will not lead to significant adverse effects on the New Forest protected sites alone or in-combination with other plans and projects.

The cost of developer contributions to mitigate the burden would be £3,960 plus legal and admin fees.

The applicant should be directed to the Guidance Note for Completing Agreements Under S111 of the Local Government Act 1972.

It is considered that this approach delivers the required level of certainty to secure effective mitigation for the recreational burdens of this planning application. There will be no in combination effects with other developments, therefore we can conclude that there would be no adverse effect on the integrity of the above European Sites as a result of the development.

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 186 d). It is anticipated that all developments will deliver no net loss of biodiversity. For this application, biodiversity measures should focus on delivering continued ecological functionality for swifts, bats and hedgehogs.

All details on exact locations and specifications must be added to all working plans (see condition below) and will become an enforceable part of the planning permission to avoid oversight and to ensure consistency and enforceability. Integrated features are generally maintenance-free and seek to benefit a target species/s or group/s and should demonstrate

viability in terms of position on the building, location and clustering in accordance with relevant guidance and the additional features.

Biodiversity Net Gain

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the development meets the following 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).

Flood Risk and Drainage

Core Policy 67 of the Wiltshire Core Strategy seeks to ensure that development is appropriately located and designed to avoid increasing flood risk on-site or elsewhere. Sustainable drainage measures should be incorporated where appropriate.

Policies F4-F8 of the NPPF require flood risk to be taken into account in planning decisions and seek to ensure that development is safe for its lifetime, does not increase flood risk elsewhere and incorporates appropriate drainage measures.

The application site lies within Flood Zone 1 although immediately adjoining the edge of Flood Zone 2 on the indicative mapping. The application relates to the change of use of the first and second floors.

No Flood Risk Assessment has been submitted but, 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.

An informative requesting a Flood Warning and Evacuation Plan will be included with the decision notice.

Environmental Considerations (Including Noise, Air Quality, Lighting and Ground Conditions)

Core Policies 55 and 56 of the Wiltshire Core Strategy seek to ensure that development does not give rise to unacceptable environmental impacts and that any risks associated with pollution, land contamination or other environmental effects are appropriately mitigated.

Policy P3 of the NPPF requires development to be appropriate for its location having regard to pollution, living conditions and public health. Development should avoid unacceptable impacts arising from noise, air quality, contamination, artificial lighting and other sources of pollution and should provide appropriate mitigation where necessary.

Where relevant, regard should also be had to the Council's Air Quality SPD and any other site-specific environmental guidance.

The development site is located in the city centre with a mixture of retail, commercial and residential uses in the locality. The development site is positioned between Catherine Street to the front, and Brown Street Car Park to the rear, and is within an Air Quality Management Area; vehicles are often queuing, with engines idling immediately outside of the development site. The public health impacts on residents who live and work in areas of poor air quality are significant.

A Noise Impact Assessment was submitted in support of the application, this concludes that:

This Noise Impact Assessment has been undertaken to support a planning application for the change of use of an existing building to a 6-bedroom House in Multiple Occupation at 33 Catherine Street, Salisbury. The assessment has been carried out in accordance with BS 8233:2014 and is informed by site-specific environmental noise measurements and relevant national guidance.

An environmental noise survey has been undertaken at the front elevation of the site, confirming that the noise environment is dominated by road traffic along Catherine Street, with elevated noise levels during both daytime and night-time periods. Noise levels at the rear elevation have been derived from a previous survey undertaken at the adjacent property, which identified lower noise levels associated with intermittent car park activity and nearby commercial uses.

Façade noise break-in calculations have been undertaken using measured noise levels and conservative assumptions regarding the building envelope. The assessment demonstrates that, subject to appropriate mitigation, internal noise levels in accordance with BS 8233:2014 and WHO guidance can be achieved within all habitable rooms.

The assessment confirms that:

- Existing sash windows shall be retained and upgraded with secondary glazing comprising 6 mm glass and a minimum 100 mm air gap to achieve a minimum sound insulation performance of R_w 45 dB at the front elevation.
- Background ventilation to habitable rooms on the front façade shall be provided via Mechanical Ventilation with Heat Recovery or through-wall acoustic ventilators achieving a minimum performance of $D_{n,e,w}$ 42 dB.
- Background ventilation at the rear elevation can be achieved using acoustic ventilators with a minimum performance of $D_{n,e,w}$ 32 dB.
- The existing building fabric, including solid masonry walls and slate roof construction, provides sufficient sound insulation performance for the purposes of the assessment.

An overheating assessment has been undertaken in accordance with the ANC/IOA guidance, confirming that open windows cannot be relied upon at the front façade due to elevated night-time noise levels. Alternative ventilation strategies are therefore required for these rooms. At the rear elevation, openable windows may be used for purge ventilation without giving rise to adverse internal noise conditions.

No new external plant is proposed as part of the development and a detailed BS 4142 assessment is therefore not required.

Subject to the implementation of the glazing and ventilation measures identified in this report, the proposed development is capable of achieving acceptable internal noise conditions and is considered suitable for residential use in accordance with BS 8233:2014 and relevant planning policy.

The assessment has been reviewed by the Public Protection Officer who comments:

The report states the front elevation is primarily influenced by road traffic noise, including light vehicles, delivery traffic and general servicing activity throughout the day and night. The rear elevation is influenced by intermittent vehicle movements and general activity associated with the car park and nearby commercial uses, including occasional plant and servicing operations.

The assessment concludes internal ambient noise levels cannot be achieved with windows open, therefore the existing glazing is to be refurbished with secondary glazing required for all habitable rooms; reliance upon open windows for ventilation is not considered appropriate due to the existing external noise climate. Therefore, the acoustic report recommends MVHR or through wall ventilators for habitable rooms on the front façade facing Catherine Street and background ventilators for habitable rooms on the rear façade facing the car park.

As the development site is in Salisbury City Centre AQMA, impacting both facades of the development site, we would expect MVHR to be installed in all habitable rooms on both facades, rather than through wall ventilators as they are generally passive, uncontrolled and unfiltered and will expose the future occupants poor air quality and associated pollutants.

While Wiltshire Council does not generally support reliance on closed windows as a means of achieving acceptable internal noise levels, in this case, the dominant noise sources are indistinctive transportation noise, therefore, provided that the principles of good acoustic design as detailed in Planning Consultation Guidance Note on Noise and Vibration, have been followed at the detailed design stage, and the recommended mitigation measures are secured by condition to achieve acceptable internal ambient noise levels in habitable rooms, this department has no grounds to recommend refusal of the application on noise grounds.

Further details of the ventilation system were requested as through wall ventilators were not considered appropriate and confirmation was needed prior to determination of the siting of ventilation terminals. Submitted details show an MVHR system with two external roof flue, set back from Catherine Street. The Public Protection Officer has confirmed that the proposals are suitable and a proposed condition relating to details of the MVHR intake positions is no longer required. A condition requiring the acoustic secondary glazing to be installed and implemented as per the Noise Impact Assessment will be included.

Other Issues

Wiltshire Council Housing Renewal were consulted on the application and have commented that the applicant must make an application for an HMO licence, compliant with the Council's mandatory space, amenity & fire safety standards for HMO properties. Salisbury City Council is supportive of the application subject to compliance with the occupancy standards.

Planning applications do not consider the HMO size standards. However, the Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018 amend Schedule 3 of The Housing Act 2004 to require minimum sleeping room sizes:

The minimum sleeping room floor area sizes (subject to the measurement restrictions detailed in the paragraphs below) to be imposed as conditions of Part 2 licences are:

- 6.51 m² for one person over 10 years of age
- 10.22 m² for two persons over 10 years
- 4.64 m² for one child under the age of 10 years

The six proposed bedrooms range in size from 11m² to 19m². These meet the minimum sleeping room standards.

An informative relating to licensing and regulations will be included with decision notice.

Public Sector Equality Duty (PSED)

In reaching this decision, due regard has been had to the Public Sector Equality Duty under Section 149 of the Equality Act 2010. This requires the Local Planning Authority to have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a protected characteristic and those who do not.

The Local Planning Authority is satisfied that the proposal would not result in any unlawful discrimination and that any impacts on protected groups have been appropriately considered as part of this assessment.

CONCLUSION

The proposed change of use is acceptable and in accordance with Core Policy 1 and 2 allowing for a suitable change of use of two floors of a building in a sustainable location for HMO accommodation. External alterations are limited to two roof ventilation terminals, sited away from the principle elevation. 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.

As there is a significant shortfall of housing in Wiltshire, any negative aspects of the scheme, such as the need for mechanical ventilation, are outweighed by the need for housing development in the principle settlement which is a highly sustainable location.

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

All conditions imposed have been assessed against the tests set out in Policy DM6 of the NPPF and are considered to be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.

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:

- 2025/098 PP 001 Location Plan, received 01.04.2026
- 2025/098 PP 006 Block Plan As Proposed, received 01.04.2026
- 2025/098 PP 010 Rev C, Ground Floor Plan As Existing / As Proposed, received 01.04.2026
- 2025/098 PP 011 Rev B, First Floor Plan As Existing / As Proposed, received 01.04.2026
- 2025/098 PP 012 Second Floor Plan As Existing / As Proposed, received 01.04.2026
- 2025/098 PP 013 Roof Plan As Existing / As Proposed, received 13.08.2026
- BS8233 Noise Assessment Report, 26 March 2026, received 01.04.2026
- Nutrient Calculator, received 08.06.2026
- 1872-SINE-XX-ZZ-DR-M-5700 rev P01 Mechanical Engineering Services Proposed Ventilation Layout, received 11.08.2026
- Specification details of Zehender roof terminals, received 13.08.2026

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

3. The HMO accommodation hereby approved shall not be first brought into use until six covered and secure cycle parking spaces have been provided within the site in accordance with submitted details. Such cycle parking shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

4. The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 69.

5. The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme, or an alternative approved mitigation package addressing the recreational

pressure arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017.

6. The HMO hereby approved shall not be occupied until the Building Regulations Optional requirement of maximum water use of 110 litres per person per day has been complied with.

REASON: To avoid any adverse effects upon the integrity of the River Avon Special Area of Conservation

7. The HMO hereby approved shall not be occupied until 1 no bird box or 1 no bat box or 1 No hedgehog box has been provided on the site or building. The provision shall be retained for the lifetime of the development

REASON: To provide mitigation /enhancement for biodiversity.

8. Prior to first occupation, a scheme of internal secondary glazing as detailed in Section 6.2 of Aran Acoustic Noise Impact Assessment Report dated 28th March 2026 shall be implemented in full and retained at all times thereafter.

Reason: Core Policy 57. Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

9. Prior to first occupation, the mechanical ventilation scheme, as detailed and specified in drawings:

- 2025/098 PP 013 Roof Plan As Existing / As Proposed, received 13.08.2026
- 1872-SINE-XX-ZZ-DR-M-5700 rev P01 Mechanical Engineering Services Proposed Ventilation Layout, received 11.08.2026
- Specification details of Zehender roof terminals, received 13.08.2026

shall be implemented in full and maintained at all times thereafter.

Reason: Core Policy 57. Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

INFORMATIVES:

1. 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. For further information on exempt developments please refer to: <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

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 is considered to apply.

2. Evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation Scheme means the certificate of allocation of credits and confirmation of financial contribution to the scheme.

An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

3. Evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme means confirmation of payment of the financial contribution to the scheme.

An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

4. The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.
5. The flats hereby approved should not be occupied until a Flood Warning and Evacuation Plan has been provided by the developer to the occupiers, to ensure that owners and occupiers of the property are aware that the site is located in an area that may be at risk of flooding and are aware of the appropriate course of action to be taken in the event of a flood event. Guidance on the preparation of an emergency plan can be found <https://www.adeptnet.org.uk/floodriskemergencyplan>
6. The applicant is advised that they must make an application for an HMO licence. The proposals should be in compliance with Wiltshire Councils mandatory space, amenity

& fire safety standard for HMO properties. Any questions relating to the HMO licence should be sent to housingrenewal@wiltshire.gov.uk