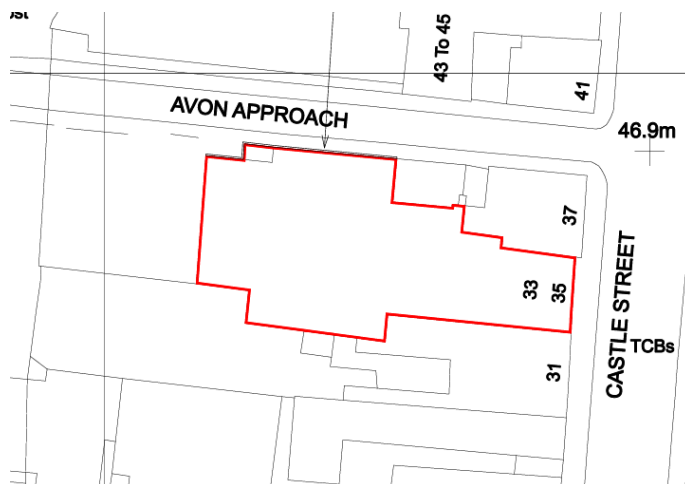


APPLICATION FOR FULL-PLANNING PERMISSION (MINOR DEVELOPMENT) CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/05139 and PL/2026/05140
APPLICATION TYPE:	Full planning permission and Listed Building Consent
SITE ADDRESS:	33-35 Castle Street, Salisbury, SP1 1TT
DEVELOPMENT DESCRIPTION:	Removal of existing mono pitch roof to side elevation and the rebuilding of the external wall to be finished with vertical tile hanging detail
RECOMMENDATION:	Approve with Conditions

1 SITE DESCRIPTION/CONTEXT

The application site is Iceland positioned upon the end corner plot of Castle Street and Avon Approach within the city centre of Salisbury.

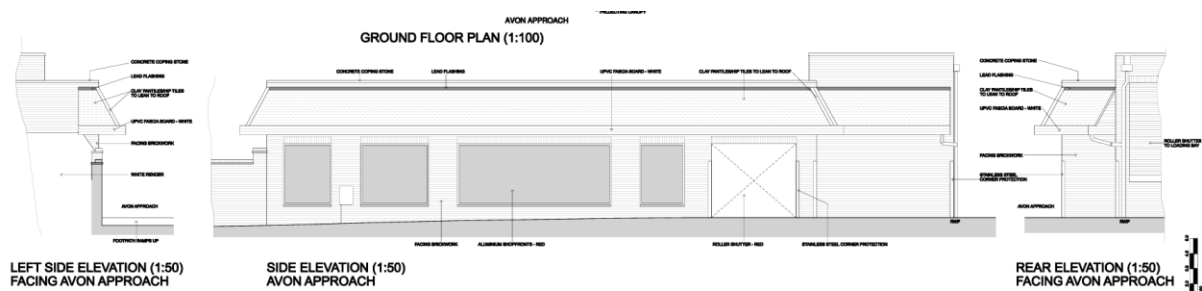


The site is subject to the following key constraints and designations:

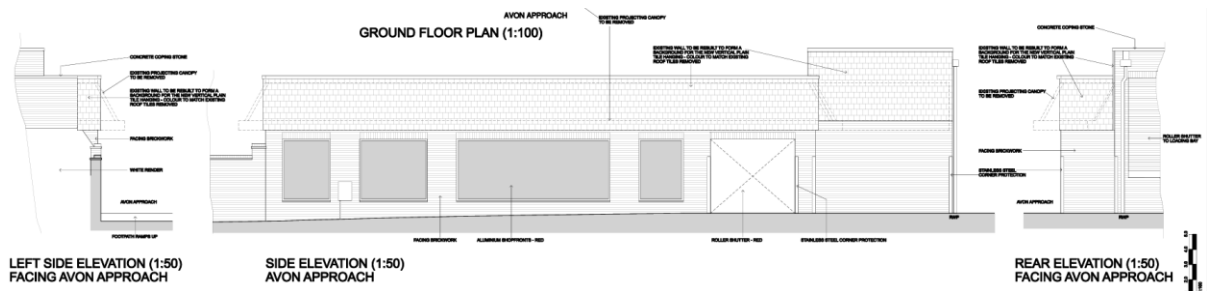
Salisbury Conservation Area
31-35 Castle Street are Grade II Listed

2 PROPOSAL

The proposal seeking approval and Listed Building Consent for the removal of the existing monopitch roof to the side elevation and the rebuilding of the external wall (facing brick) to be finished with vertical tile hanging detail.



Existing elevations



Proposed elevations

3 PLANNING HISTORY

Proposal / Summary
S/1991/0229 - 33-35 CASTLE STREET, SALISBURY - Full planning permission Decision - Approve with Conditions Date: 27/3/1991 – ALTERATIONS TO SHOPFRONT
S/1991/0230 - 33-35 CASTLE STREET, SALISBURY - Consent to display an advertisement Decision - Approved Date: 27/3/1991 – A/D APPLICATION - NON ILLUMINATED SHOP SIGN AND HANGING SIGN
S/1991/0231 - 33-35 CASTLE STREET, SALISBURY - Listed building consent Decision - Approve with Conditions Date: 27/3/1991 – L/B APPLICATION - ALTERATIONS TO SHOP FRONT

4 RELEVANT LEGISLATION, POLICIES AND GUIDANCE

4.1.1 Statutory Legislation:

4.1.2 National Planning Policy:

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

4.1.3 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 Salisbury Community Area
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;

4.1.4 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.

4.1.5 Supplementary Planning Documents and other Guidance:

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

5 ISSUES

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)

6 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 Conservation: No objection

Highways: No objection

Salisbury City Council: Support

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.

7 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.

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

7.1.1 Letters of Objection

Total letters of objection received: None

7.1.2 Letters of Support

Total letters of support received: None

8 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.

8.1 Principle of Development

8.1.1 Policy Context

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 site is a well established retail unit within the city centre. The works relate to external alterations only upon the existing unit and therefore the principle of the proposal is acceptable.

8.2 Design and Impact on the Character and Appearance of the Area

8.2.1 Policy Context

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 provides further guidance on achieving high quality, context-led design and should be taken into account where relevant.

8.2.2 Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

Castle street is a commercial road within Salisbury boasting a variety of the shops and facilities. The proposed works are to the side/rear elevation of the building and would only be obliquely viewed from Castle Street, although clearly visible from within Avon Approach.

The works are modest and using matching materials are appropriate. The proposed works are considered to be remedial and would not be overbearing or result in any visual harm to the character and appearance of the area which would warrant a refusal.

8.2.3 Conclusion

Having regard to the above, it is considered that the proposed works are sympathetic to the host building and would not result in any visual harm in accordance with Core Policy 57 and the NPPF.

8.3 Impact on Heritage Assets

8.3.1 Policy Context

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.

8.3.2 Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

The Councils Conservation Officer was consulted on the proposals and provided the following comments:

The structure in this application lies to the rear of 37 Castle St and adjacent to Avon Approach, but is attached and internally connected to 33-35. 31-35 is a single list entry as the street frontage is united, although the structures behind range from C17 to C20. Believed to have been built in the late 1970s (77/498LB appears to relate) the heavily glazed single-storey brick structure is flat roofed with a projecting tiled verge.

The verge lends an air of traditionality but the presence of the flat roof remains fully apparent, and one might argue that the verge draws the eye to it more than if it weren't there. The nature of the extension, the associated yard and the access road are all of a late C20 character, but the setting of the rear of 41 (LB) remains largely undisturbed. 37 is not a listed building, although it is a good quality town house (perhaps C19 but of Georgian style).

Avon Approach was formed in the mid-C20 by the demolition of 39, at which point the newly exposed sides of 37 and 41 were hung with plain clay tiles; upper parts of the rear north elevation of 35 are also tile hung. This is a relatively rare treatment for street-facing elevations in Salisbury but more common elsewhere.

The proposal is to remove the projecting verge and to clad the rebuilt parapets (presumably to deal with the leaking roof) with vertical clay tiles. Although this would be an unusual detail, it would sit comfortably enough alongside the adjacent tile-hung buildings and would probably look better than a large expanse of plain brickwork.

I am satisfied that the character and setting of the listed buildings (31-35 and 41 in particular) and the character and appearance of the CA would be preserved, in line with the expectations of sections 16, 66 and 72 of the PLBCA Act 1990, the NPPF and CP58.

The tiles should be matched to those used on the vertical elevations adjacent, a condition Sam should be imposed to allow an agreement on samples.

In accordance with the heritage policies of the NPPF, any harm to the significance of a heritage asset must be clearly identified and assessed. Where harm is identified, it should be categorised having regard to the relevant heritage policies and weighed against any public benefits arising from the proposal.

8.3.3 Conclusion

Having regard to the above, it is considered that the proposals would not result in any significant harm upon the Conservation Area or any Heritage assets or their settings. Therefore, subject to a condition relating to tile samples, the proposal is considered to accord with Core Policy 58 and the NPPF.

8.4 Amenity

8.4.1 Policy Context

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.

Officers note that there appear to be residential flats located above the retail units of number 35 and 27 Castle Street. However, Due to the nature and position of the proposed works these will not result in any residential amenity concerns.

Y	130177
LOGICAL_STATUS	1
ACCURACY	
ADDRESS	FLAT 1 35 CASTLE STREET SALISBURY SP1 1TT
REFVAL	010010458048
BLPU_CLASS	RD06
BLPU_CLASS_DESC	Residential, Dwellings, Flat
BLPU_STATE	2

X	414348
Y	130183
LOGICAL_STATUS	1
ACCURACY	
ADDRESS	37B CASTLE STREET SALISBURY SP1 1TT
REFVAL	010095463303
BLPU_CLASS	RD06
BLPU_CLASS_DESC	Residential, Dwellings, Flat

Therefore the proposal is in accordance with Core Policy 57 and Policy P3 of the NPPF.

8.5 Highways Impacts and Parking

8.5.1 Policy Context

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.

8.5.2 Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

Highways have raised no objection to the proposed works and have confirmed that the relevant license has been applied for in relation to working within the highway.

8.5.3 Conclusion

Having regard to the above, it is considered that the works would not unduly affect the highway network in accordance with TR3-8 of the NPPF.

8.6 Conclusion

The proposed development is considered acceptable in planning terms. Having regard to the Development Plan, the NPPF and all other material considerations, the proposal is considered to accord with the Development Plan for the reasons set out above.

Accordingly, planning permission should be granted.

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:

sp01 Location and block plan received 14/08/26
pln01a Proposed elevations and floor plans received 14/08/26
ae01 Existing elevations and floor plans received 14/08/26

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

Listed Building Consent

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:

sp01 Location and block plan received 14/08/26
pln01a Proposed elevations and floor plans received 14/08/26
ae01 Existing elevations and floor plans received 14/08/26

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

3. Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- i. Samples of the proposed tiles

The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.