

# Schedule Of Planning Applications For Consideration

*In The following Order:*

Part 1) Applications Recommended For Refusal

*Part 2) Applications Recommended for Approval*

*Part 3) Applications For The Observations of the Area Committee*

With respect to the undermentioned planning applications responses from bodies consulted thereon and representations received from the public thereon constitute background papers with the Local Government (Access to Information) Act 1985.

## *ABBREVIATIONS USED THROUGHOUT THE TEXT*

<b>AHEV</b>	-	<b>Area of High Ecological Value</b>
<b>AONB</b>	-	<b>Area of Outstanding Natural Beauty</b>
<b>CA</b>	-	<b>Conservation Area</b>
<b>CLA</b>	-	<b>County Land Agent</b>
<b>EHO</b>	-	<b>Environmental Health Officer</b>
<b>HDS</b>	-	<b>Head of Development Services</b>
<b>HPB</b>	-	<b>Housing Policy Boundary</b>
<b>HRA</b>	-	<b>Housing Restraint Area</b>
<b>LPA</b>	-	<b>Local Planning Authority</b>
<b>LB</b>	-	<b>Listed Building</b>
<b>NFHA</b>	-	<b>New Forest Heritage Area</b>
<b>NPLP</b>	-	<b>Northern Parishes Local Plan</b>
<b>PC</b>	-	<b>Parish Council</b>
<b>PPG</b>	-	<b>Planning Policy Guidance</b>
<b>SDLP</b>	-	<b>Salisbury District Local Plan</b>
<b>SEPLP</b>	-	<b>South Eastern Parishes Local Plan</b>
<b>SLA</b>	-	<b>Special Landscape Area</b>
<b>SRA</b>	-	<b>Special Restraint Area</b>
<b>SWSP</b>	-	<b>South Wiltshire Structure Plan</b>
<b>TPO</b>	-	<b>Tree Preservation Order</b>

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING  
COMMITTEE  
CITY AREA 21<sup>ST</sup> FEBRUARY 2008

Note: This is a précis of the Committee report for use mainly prior to the Committee meeting and does not represent a notice of the decision

<b>Item Page</b>	<b>Application No</b>	<b>Parish/Ward Officer Recommendation Ward Councillors</b>
1.	S/2007/2425	ST PAUL
p4-7	Charlie Bruce-White	APPROVED WITH CONDITIONS
<b>SV 16:15</b>	MR WOMERSLEY SMITH 8 JAMES STREET/36 SIDNEY STREET SALISBURY SP2 7AL  ERECT SINGLE STOREY EXTENSION TO CREATE 1 BED DWELLING & CONVERT EXISTING INTO 2 NO 2 BED DWELLINGS	Councillor Clegg Councillor Fear
2.	S/2007/2456	ST MARTIN & MILFORD
p8-14	Charlie Bruce-White	APPROVED WITH CONDITIONS
<b>SV 16:45</b>	INTOWN PROPERTIES LIMITED 18 NORTH STREET (& REAR OF 24 EAST STREET) SALISBURY SP2 7SG  DEMOLISH EXISTING BUILDING & ERECT 4 SINGLE BEDROOM COTTAGES	Councillor Howarth Councillor Tomes

# **Part 1**

## **Applications recommended for Refusal**

No Refusals

# Part 2

## Applications recommended for Approval

1

Application Number:	S/2007/2425		
Applicant/ Agent:	MR S P MANKIN		
Location:	8 JAMES STREET/36 SIDNEY STREET SALISBURY SP2 7AL		
Proposal:	ERECT SINGLE STOREY EXTENSION TO CREATE 1 BED DWELLING & CONVERT EXISTING DWELLING INTO 2 NO 2 BED DWELLINGS		
Parish/ Ward	ST PAUL		
Conservation Area:	LB Grade:		
Date Valid:	3 December 2007	Expiry Date:	28 January 2008
Case Officer:	Charlie Bruce-White	Contact Number:	01722 434682

### REASON FOR REPORT TO MEMBERS

Cllr Fear has requested the application be determined by the City Area Committee, due to concerns expressed by local residents, particularly regarding the potential for the development to result in an increased demand for on-street parking.

### SITE AND ITS SURROUNDINGS

The site relates to an end of terrace dwelling, situated on the corner of Sidney Street and James Street, Salisbury. This is within the Salisbury Housing Policy Boundary.

### THE PROPOSAL

It is proposed to subdivide the existing dwelling into two residential units, and to erect a single storey extension fronting onto James Street to provide an additional one bed dwelling.

### PLANNING HISTORY

07/0836	New one bed flat with car port & convert four bed house into 2 no. two bed house
	W/D
07/1438	New two bed flat with car port & convert four bed house into 2 no. two bed houses
	REF

### CONSULTATIONS

Highways Officer	No objection
Environmental Health	Recommend restricted hours during construction.

### REPRESENTATIONS

Advertisement	No
Site Notice displayed	Yes expiry date 03/01/08
Departure	No
City Area Committee	21/02/2008

Neighbour notification	Yes expiry date 25/12/07
Third Party responses:	3 letters of objection. Reasons include: overdevelopment, out of character with the area, would exacerbate existing parking problems, loss of light, loss of privacy, implications of proposed soakaway.

## MAIN ISSUES

1. The acceptability of the proposal given the policies of the Local Plan;
2. Character of the locality and amenity of the street scene;
3. Amenities of the occupiers of adjoining and near by property;
4. Highway considerations.

## POLICY CONTEXT

Local Plan policies G1, G2, D2, H8, TR11, TR14, R2

*Planning Policy Statement 3: Housing*

## PLANNING CONSIDERATIONS

### ***Principle of development***

The site is within the Housing Policy Boundary of Salisbury where the principle of new residential development is supported by policy H8 of the Local Plan.

### ***Impact upon visual amenity***

The site occupies a prominent corner plot within a residential area of terraced dwellings, that are predominantly set out in a grid layout. To the east of the site exists a row of three terraces on James Street which occupy the space between those terraces on Sidney Street and Meadow Road. To either side of these three terraces on James Street exists important breaks in the built form of development, which allow the respective rows of terraces to remain distinguishable from one another and give, what is otherwise a densely built up area, a degree of relief.

The most recent proposal (07/1438) involved a two storey side extension, which was considered to unacceptable for the following reasons:

*The proposed development, by reason of its excessive bulk and mass, poor design, and proximity to neighbouring dwellings, would be unsympathetic to the character of the area and existing dwelling, resulting in a cramped form of development, and also detrimental to residential amenities of the area. Consequently, the development would be contrary to the aims and objectives of PPS3, policies G2 and D2 of the Salisbury District Local Plan, and guidance contained within the Salisbury Design Guide: Creating Places.*

It is now proposed to erect a single storey extension to replace the existing garage and yard, to provide a new one bed dwelling. Whilst it is noted that the area is characterised by two storey dwellings, since the proposed single storey dwelling would take form of an appropriately designed extension to the existing dwelling, making use of matching fenestration details and materials, it is not considered that it would result in harm to the character of the area. Furthermore, due to its single storey height, it would still preserve the space between the two rows of terraces so as to avoid taking on a cramped appearance.

Regarding the other aspects of the proposal, the sub-division of the existing dwelling, the only external alterations would involve the removal of the previous shopfronts and their replacement with smaller windows and a door to match the remainder of the building. It is not considered that this would have an adverse impact upon the appearance of the existing dwelling.

## ***Neighbouring amenity***

### 6 James Street

The new dwelling would face onto the blank gable wall of 6 James Street, and it is therefore not considered that it would have an detrimental impact upon the amenity of this neighbour.

### 34 Sidney Street

The previously proposed two storey extension was considered unacceptable for the reasons already cited above. The single storey extension now proposed would be of significantly less height and bulk and, although it would still be sited immediately adjacent to the rear courtyard of the adjoining dwelling, it is not considered that it would have a significant detrimental impact.

### 38 Sidney Street

It is noted that the occupant of no.38 Sidney Street has raised concerns that the extension would result in a loss of light and privacy to his/her conservatory which is sited directly opposite. However, due to the distance of separation between the proposed extension and neighbouring conservatory, as well as the relatively modest height of the new dwelling, it is not considered that any loss of light would be so significant as to warrant refusal, particularly given the nature of this urban environment. Whilst the proposal is therefore considered acceptable from a planning standpoint, this does not prejudice any right that could be exercised under separate property legislation including 'Right to Light'. Regarding privacy, it is not considered that the extension would result in significantly greater overlooking than can be achieved from existing dwellings or indeed from street level itself.

It is noted that third parties have also raised queries regarding the proposed soakaway, including how this will be achieved and possible implications for neighbouring properties. However, this is a Building Regulations issue, and any adverse impact upon neighbouring dwellings that could occur through excess surface water run-off would be a civil matter.

## ***Highways implications***

Having regard to the site being situated within a controlled parking zone and within easy walking distance of public transport and other local facilities, no objection is raised by the Local Highways Authority to the level of parking provision for the proposed development. There is scope within the three units of accommodation for the storage of bicycles, in accordance with policy TR14 of the Local Plan. The applicant/developer shall be informed, however, that the additional units may be excluded from applying for additional parking permits.

## **REASONS FOR APPROVAL:**

The new dwellings would be acceptable in principle and would not have a significant impact in design, amenity, or highway terms.

### **And subject to the following conditions:**

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2) No development shall take place until a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 3) Notwithstanding the provisions of Classes A to E of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwellings nor the erection of any structures within the curtilages unless otherwise

agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

- 4) No further windows shall be inserted into the new 1 bed dwelling hereby permitted.
- 5) No construction or demolition work shall take place on Sundays or public holidays or outside the hours of 0800 to 1800 weekdays and 0800 to 1300 on Saturdays. This condition shall not apply to the internal fitting out of the buildings.

**The reasons for the above conditions are listed below:**

- 1) To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. As amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
- 2) To secure a harmonious form of development.
- 3) In the interests of visual and neighbouring amenity.
- 4) In the interests of visual amenity.
- 5) In the interests of neighbouring amenity.

**And in accordance with the following policies of the adopted Salisbury District Local Plan:**

Policy G1	Sustainable development
Policy G2	General Development Guidance
Policy D2	Infill development
Policy H8	Salisbury Housing Policy Boundary
Policy TR11	Off-street parking provision
Policy TR14	Cycle parking provision
Policy R2	Provision for recreational open space

**INFORMATIVES:**

Residents Parking Zones and Permits

The applicant/owner is advised that the occupants of the new properties hereby granted planning permission may not be entitled to parking permits under the residents parking scheme operating in this area, including additional units resulting from the conversion of properties to flats. You are advised to contact Parking Services 01722 434735 should you require any further information regarding the issuing of residents parking permits by the Council.

**Building Regulations**

It is noted that the arrangement of the bedroom and W.C. within the proposed one bed dwelling may not be acceptable for the purposes of securing adequate disabled access. Should any alterations to the proposed layout of this dwelling be required in order to accord with the Building Regulations, the Local Planning Authority should be contacted to advise whether such alterations would need to be approved through a new planning consent.

Application Number:	S/2007/2456		
Applicant/ Agent:	KEN PARKE PLANNING CONSULTANTS		
Location:	18 NORTH STREET SALISBURY SP2 7SG		
Proposal:	DEMOLISH EXISTING BUILDING AND ERECT 4 SINGLE BEDROOM COTTAGES		
Parish/ Ward	ST MARTIN & MIL		
Conservation Area:	SALISBURY	LB Grade:	
Date Valid:	7 December 2007	Expiry Date	1 February 2008
Case Officer:	Charlie Bruce-White	Contact Number:	01722 434682

### REASON FOR REPORT TO MEMBERS

Cllr Tomes has called the application to committee, due to the potentially controversial nature of this car free residential development.

### SITE AND ITS SURROUNDINGS

The site relates to part of the former Bird in Hand public house, situated on the corner of east and north street, Salisbury. Specifically, the site relates to the ancillary buildings to the side of the main pub building, which were presumably used for storage, outdoor courtyard, W.C.s etc. A part of the site also includes a former garden area to the rear of the outbuildings, which would have belonged to the terraced dwelling at 24 East Street.

The Bird in Hand pub has ceased trading and the main building appears to have undergone some internal renovation in preparation to be occupied as an office (A2) use. Other buildings in the area are predominantly in residential use, comprising Victorian terraced dwellings, although there is a picture framing shop almost opposite the site.

The site is within the Salisbury Housing Policy Boundary, Conservation Area, and a residents' parking zone (Zone B – residents only).

### THE PROPOSAL

It is proposed to demolish the outbuildings within the site and to erect a two storey terrace of four 1 bed dwellings.

### PLANNING HISTORY

07/1787	Change of use of first floor from ancillary public house accommodation to an independent flat	AC	30.10.07
90/1706	3 advertisement signs	AC	23.01.91

### CONSULTATIONS

Highways Officer	Comments awaited. Members to be updated at Committee meeting.
Conservation Officer	No objection to the removal of the existing buildings and their replacement with residential units nor to the fundamental size and scale of the proposed replacement buildings. But recommends several minor amendments, including alterations to the design of the rear dormers, first floor windows, front doors and their central door canopy, and that materials should comprise natural slate roof, Flemish bond red brick, and timber sash windows. Also recommends several conditions,



relating to material samples and large scale drawings of doors, windows, etc.

Environmental Health Recommends restricted hours for construction works.

## REPRESENTATIONS

Advertisement	Yes	
Site Notice displayed	Yes	expiry date 10/01/08
Departure	No	
Neighbour notification	Yes	expiry date 31/12/07
Third Party responses	1 letter of support, citing that the development would remove an eyesore along North Street.	

3 letters of observation regarding the on-street parking situation in the area, noting that the future occupants of the new dwellings should not be permitted to park on-street, since this would exacerbate existing pressure for road space.

Salisbury Civic Society have also commented on the application, noting that the overall success of the development, from a visual amenity perspective, will depend to a large extent on the attention to detailing. Note that drawings refer to the use of upvc windows, which are considered inappropriate in a Conservation Area, especially bearing in mind the use of timber windows within the adjacent former pub and new housing development.

## MAIN ISSUES

1. The acceptability of the proposal given the policies of the Local Plan;
2. Character of the locality and amenity of the street scene;
3. Amenities of the occupiers of adjoining and near by property;
4. Highway considerations.

## POLICY CONTEXT

Local Plan policies G1, G2, H8, D2, CN8, CN9, CN10, CN11, CN12, E16, TR11, TR14, R2

*Planning Policy Statement 3: Housing; Planning Policy Guidance 13: Transport*

## PLANNING CONSIDERATIONS

### *Principle of development*

***Policy H8 of the Local Plan states that, except as provided by other policies, residential development will be permitted within the Housing Policy Boundary of Salisbury. Since the site has been historically related to a public house use, Policy E16 could be partially relevant, which is concerned with the loss of employment land. However, since the site relates to an ancillary element of a now defunct public house, and the development would not directly affect the potential of this adjacent building to be used for employment purposes, it is considered that a residential use of the site would be acceptable, and would not significantly affect employment opportunities within the area.***

***Policy D2 of the Local Plan states that the design of the proposal should respect the character of the area, with particular regard to building lines, scale and height and plot widths. PPS3 promotes a more efficient use of land, while at the same time ensuring a high quality design and environment which contributes to the maintenance and creation of sustainable communities. Furthermore, being within a Conservation Area, PPG15 states that Local Planning Authorities should give the highest priority to the objective of preserving or enhancing the character or appearance of the area.***

### ***Impact upon visual amenity***

The existing appearance of the site, comprising an unplanned assortment of outbuildings and extensions, is such that it detracts from the character of the main part of the former pub building and that of the Conservation Area in general. Consequently no objection is raised to the demolition of these buildings.

Regarding the general scale and form of the replacement building, this is considered appropriate to the streetscene, relating well to the scale and design of the adjacent former pub building to the south and the recently constructed residential development to the north (St. Clements Mews). However, as is recognised by the Conservation Officer and Salisbury Civic Society, the success of the development, from a visual amenity perspective, will largely be dependent upon the attention to design detail. The Conservation Officer has noted a number of aspects which are required to bring the detailed design of the proposal up to an appropriate level to its surroundings in the Conservation Area. Notably, these relate to materials and window/door details. The applicant has agreed to make these alterations, and amended plans are expected before the date, and should be shown at, the Committee meeting. The general scale and form of the proposal would be, however, as the original plans. Other detailed design aspects which the Conservation Officer has stated as being important, including the method of brick bonding, rain water goods, the precise appearance of materials and window details, can be secured through planning conditions which are contained at the end of this report.

As such, subject to the submission of amended plans to resolve matters of detailed design, it is considered that the design, layout and scale of the proposed development would be appropriate, and would enhance the character of the Conservation Area.

### ***Highway implications***

This is potentially the most controversial issue, with three third parties making observations over the existing pressure for on-street parking space in the area, and how the proposed development could further exacerbate this.

The development would not provide any off-street parking. However, that is not to say that this would be unacceptable or contrary to planning policy guidance. It is noted that the Local Plan does make provisions for car free residential development, where it can be demonstrated that the development has good accessibility by public transport, walking and cycling and there are no significant road safety or traffic management implications.

The site is in the centre of Salisbury, which has good access to public transport facilities and local services within walking distance, and furthermore existing road space is controlled by permits and enforced no-parking zones. It would be within the control of the Council's Parking Services to limit or prevent the future occupants of the new dwelling from applying for additional parking permits. It is also relevant that the proposed dwellings would be 1 bed only, where car ownership per household is generally lower than larger dwellings.

Taking these factors into account, it is considered that a car-free development would be acceptable in this case. An informative can be attached to any grant of consent, notifying the applicant/developer that the future occupants of the new properties may not be entitled to parking permits under the residents parking scheme operating in this area.

### ***Neighbouring amenity***

#### Dwellings opposite the site (North Street)

The development would result in some overlooking between front rooms in the proposed dwellings and those on the opposite side of North Street. However, such mutual, cross-street overlooking is to be expected within urban environments, and it is therefore not considered that the development would unreasonably affect the amenity of these neighbours.

#### Dwellings to the side (St. Clements Mews)

The proposed dwellings would be built in line with the blank gable end of the nearest neighbour at St. Clements Mews, and it is therefore not considered that the development would have a detrimental impact.

#### Dwellings to the rear (East Street)

These dwellings could potentially be affected the most by the proposal, since they are closest to the site, with their rear gardens sited directly behind. 24 East Street is situated directly behind the site, and the majority of its garden area has been incorporated into the site, with a new boundary fence already erected, leaving just a small courtyard area for its outdoor amenity space. Whilst this has had an impact upon the residential amenity of this dwelling, the ownership of land is not something over which the Local Planning Authority can control, and therefore the arrangement of the site and the reduced garden of 24 East Street must be considered as an existing situation. Considerations therefore relate to whether the bulk of the proposal would have a detrimental overbearing or overshadowing effect on the dwellings to the rear, and whether there would be unreasonable overlooking of their garden areas from the first floor windows.

In order to closely examine these issues, a site visit was undertaken to 24 East Street, to appreciate both the arrangement of this property, and others on East Street, in relation to the proposed development. Regarding 24 East Street, the internal arrangement of the rooms within this dwelling was found to be such that the proposal would not have a significant impact upon occupants' amenity from inside the dwelling. The rear courtyard would be more effected however, with the rear wall of the new dwellings having a more overbearing effect. However, in comparison with the existing position and height of the wall at the rear of the site, it is not considered that the additional bulk of the new dwellings would result in such an increased overbearing effect so as to warrant refusal. Regarding other dwellings on East Street, it would predominantly be their garden area that could be affected, due to the increased bulk of the new terraces over the existing rear wall of the site. It is noted that the rear eaves level of the proposal has been kept lower than the front, in order to reduce the bulk of the building where it is in close proximity to these neighbouring gardens. Consequently, the height of the building to eaves level is only 1 metre higher than the existing rear wall of the site. The impact of the roof of the proposal is reduced by the fact that it slopes steeply away from the neighbouring gardens. Taking these factors into account, on balance, it is not considered that the proposal would have an unreasonable overbearing impact upon the gardens of dwellings on East Street.

Regarding privacy, it is noted that the existing gardens of dwellings on East Street are already overlooked to quite a high degree, although it must be considered whether the proposed new dwellings would introduce significant additional overlooking that would be unacceptable. The proposed first floor windows of the new dwellings in the rear elevation would look directly onto the neighbouring gardens at right angles. However, it is relevant that the windows would provide light to bathrooms only, and that it would therefore be reasonable for the Local Planning Authority to control the type of glazing that would be fitted. Obscured glazing could be used to prevent views and, to further ensure that views are not possible, the use of a top opening vent, whereby the bottom section of the window is fixed shut, could be incorporated. This could be adequately controlled through a planning condition, which would prevent harmful overlooking, and it is therefore considered that objecting to this aspect of the proposal would be unreasonable.

#### **CONCLUSION**

It is considered that the design, scale, siting and appearance of the proposed terraces would enhance the character of the Conservation Area. There would be no significant adverse impacts upon the residential amenity of surrounding neighbours and, given the central location of the site with good access to public transport and local facilities, there would be no adverse highway affects. The development would therefore be generally in accordance with the Development Plan.

#### **REASONS FOR APPROVAL**

The new dwellings would be acceptable in principle and would not have a significant impact in design, amenity, or highway terms, and would enhance the character of the Conservation Area.

**And subject to the following 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 Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2) This development shall be in accordance with the plans deposited with the Local Planning Authority on 07/10/07, as amended by the drawings received on xx/02/08, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

- 3) No development shall take place until a schedule of external facing materials have been submitted, and, where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on the site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the development, which is situated within a Conservation Area.

- 4) No development shall take place until details of the new windows and doors have been submitted to and approved in writing by the Local Planning Authority. Detailed sections and elevations of all new windows shall be submitted to at least 1:5 scale, and large scale elevations of all new doors shall be submitted to at least 1:10 scale. Drawings should include details of materials and finishes, and, where shown on the approved plans, details of cills, window heads and door canopies. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the development, which is situated within a Conservation Area.

- 5) No development shall take place until details of any flues, vents or utility boxes required on the front elevation of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the development, which is situated within a Conservation Area.

- 6) No development shall take place until details of rainwater goods have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the development, which is situated within a Conservation Area.

- 7) No development shall take place until eaves details have been submitted to and approved in writing by the Local Planning Authority. Detailed elevations shall be submitted to at least 1:20 scale. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the development, which is situated within a Conservation Area.

- 8) No development shall take place until details of the plait band have been submitted to an approved in writing by the Local Planning Authority. Detailed drawings shall be submitted to at least 1:5 scale. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the development, which is situated within a Conservation Area.

9) No development shall take place until details of the proposed means of enclosure for the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details before the first occupation of the dwelling.

Reason: To secure a harmonious form of development.

10) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first occupation of the new dwellings.

Reason: To secure a harmonious form of development.

11) No development shall take place until a scheme of energy and water efficiency measures to reduce the energy and water consumption of the dwellings hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall subsequently be implemented and brought into operation prior to the first occupation of the dwellings and shall thereafter be retained, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the conservation of energy and water resources.

12) Before the development hereby approved first comes into use, the proposed bathroom windows in the rear (east) elevation of the dwellings hereby permitted shall be glazed with obscure glass, and shall be fixed apart from a top opening vent, details of which shall be submitted to and approved in writing by the Local Planning Authority. The glazing so agreed shall be maintained in this condition thereafter.

Reason: To prevent the undue overlooking of neighbouring dwellings.

13) Notwithstanding the provisions of Classes A to E of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwellings nor the erection of any structures within the curtilages unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: In the interests of the visual and neighbouring amenity.

14) No construction or demolition work shall take place on Sundays or public holidays or outside the hours of 0800 to 1800 weekdays and 0800 to 1300 on Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason: In the interests of neighbouring amenity.

**And in accordance with the following policies of the adopted Salisbury District Local Plan:**

Policy G1	Sustainable development
Policy G2	General Development Guidance
Policy D2	Infill development
Policy H8	Salisbury Housing Policy Boundary
Policy CN8	Conservation Areas
Policy CN9	Conservation Areas
Policy CN10	Conservation Areas
Policy CN11	Conservation Areas
Policy CN12	Conservation Areas
Policy E16	Change of use of land previously used for employment purposes
Policy TR11	Off-street parking provision

Policy TR14    Cycle parking provision  
Policy R2        Provision for recreational open space

INFORMATIVE:

Residents Parking Zones and Permits

The applicant/owner is advised that the occupants of the new properties hereby granted planning permission may not be entitled to parking permits under the residents parking scheme operating in this area, including additional units resulting from the conversion of properties to flats. You are advised to contact Parking Services 01722 434735 should you require any further information regarding the issuing of residents parking permits by the Council.