

# LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING COMMITTEE

## CITY AREA 3/6/2004

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>A106</b> - Approve subject to S106	<b>DOEC</b> - Refer to DLTR Now (Committee)	<b>REF</b> - Refusal
<b>APP</b> - Approve	<b>DTLR</b> <b>NOB</b> - No objection <b>J</b>	<b>REV</b> - Subject to Revocation Order
<b>APPC</b> - Approve with conditions	<b>OBJ</b> - Objection	<b>DOED</b> - Refer to DLTR <b>Now</b> - (delegated) <b>DTLR</b>
<b>APRE</b> - Part approve / refuse	<b>OBS</b> - Observations to Committee	

ITEM NO	APPLICATION NO OFFICER	LOCATION	REC	PARIS H / WARD	WARD & COUN-CILLORS	NOTES
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<b>1</b>	<b>SV</b> <b>S / 2004 / 476</b> Mr R Hughes	MANOR ROAD DEVELOPMENT PARTNERSHIP 44 MANOR ROAD	REF	STED	ST EDMUND & MILFORD Cllr Mrs Chettleburgh Cllr Sample	
<b>2</b>	<b>SV</b> <b>S / 2004 / 601</b> Mr O Marigold	CAMBRICA 60 A WINCHESTER STREET	REF	STMT	ST MARTIN & MILFORD Cllr Howarth, Cllr Tomes	

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

# Part 1

## Applications recommended for Refusal

Item No.	Case Officer	Contact No.	
App.Number	Date Received	Expiry Date	Applicant's Name
Ward/Parish	Cons.Area	Listed	Agents Name
Proposal			
Location			

<b>1</b>	<b>Case Officer</b> <b>Mr R Hughes</b>	<b>Contact No</b> <b>01722 434382</b>	<b>1</b>
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S/2004/476	04/03/2004	29/04/2004 15:37:50	MANOR ROAD DEVELOPMENT PARTNERSHIP
STED	SAL		JOHN COLEMAN RIBA
Easting: 415068.3	Northing: 130488.5		

PROPOSAL:	FULL APPLICATION -CONVERSION OF EXISTING HOUSE TO 3 FLATS. EXTENSION OF EXISTING HOUSE TO FORM 3 FLATS. 12 NEW FLATS.
LOCATION:	44 MANOR ROAD SALISBURY SP1 1JS

### REASON FOR REPORT TO MEMBERS

Cllr Sample has requested that this item be determined by committee due to the nature of the application.

### SITE AND ITS SURROUNDINGS

The site is located in an elevated location within the conservation area. The area is residential in character, and the site lies within the HPB. The site contains a large detached dwelling, a single storey outbuilding, a garage, and a tennis court. There is a vehicular access onto Manor Road, and a number of mature and semi-mature trees around the edge and within the site.

### THE PROPOSAL

It is proposed to retain the existing Victorian house and convert it into 3 flats. A new three storey extension is proposed containing 3 more flats. A second new 3 storey building would be sited to the north of the main house, and a third 3 storey building would be sited adjacent to Manor Road.

A new access would be inserted off Manor Road, and existing the access closed off. An internal access road and on site parking would be provided.

It is proposed to replace the mature trees lost as a result of development, with the planting of several semi-mature trees.

## PLANNING HISTORY

Consent has been granted for a three storey dwelling on the eastern part of the site (subject of 02/1511).

## CONSULTATIONS

WCC Highways highway works	- No objections subject to financial contribution towards off site
Environmental Health converted house	- Concern raised about the size of one of the rooms in the
Wessex Water Authority	- No objections
Environment Agency	- No comments

## REPRESENTATIONS

Advertisement	Yes. 8 <sup>th</sup> April 2004
Site Notice displayed	Yes. 8 <sup>th</sup> April 2004
Departure	No
Neighbour notification	Yes. 26 <sup>TH</sup> March 2004
Neighbour response	Yes. One letter raising highways and parking issues
Civic Society	- Object to the scheme. Comments attached in full.
Architects Panel	- The characteristic elements of nearby buildings which have been used to inform the design have not been handled confidently, and several of the features of the buildings are incorrect or ill defined. The rear facades of all new buildings facing Manor Road and Wain along Road need to be given the same or greater level of design consideration as the entrance facades.

## MAIN ISSUES

Principle  
Impact on Conservation Area  
Impact on adjacent amenities  
Impact on highway safety/parking  
Affordable Housing issues  
Public recreational open space

## POLICY CONTEXT

PPG3 PPG15

G2 D1 D2 CN4 CN8 CN10 R2

## PLANNING CONSIDERATIONS

### Principle

The site is located within the HPB, and within a residential housing area on the edge of the city centre. Planning permission has recently been granted for a new three storey town house on the eastern part of the site. This consent is still extant.

PPG3 encourages the more efficient use of urban land. Given this is a reasonably large site on the edge of the city centre, it is considered that in principle, its redevelopment to provide more housing is in line with government guidance. As a consequence, the principle of redeveloping the site for residential purposes is acceptable, subject to the impact of the scheme on the surrounding environs.

## **Impact on highway safety**

WCC Highways have raised no objections to the scheme subject to the existing access being closed off, subject to a financial contribution towards off site highway measures. A similar access alteration was also approved as part of S/02/1511.

Whilst the use of the new access and surrounding highway system would increase substantially given the number of new dwellings, it is considered that given the urban location of the scheme, the parking provision to be provided on site is within acceptable parameters, and would not encourage further parking on the adjacent road system, which is heavily used at the moment, and contains mostly residents' parking areas.

The provision of the new access in lieu of the existing is a significant improvement in safety terms, given the close proximity of the existing access to the corner of manor road.

## **Impact on amenities**

The site is in an elevated location, adjacent to and surrounded by other dwellings. The potential for harm is therefore significant with a redevelopment of this scale.

However, taking the scheme in sections, it is considered that Block B (adjacent to the existing villa) would have little demonstrable harm on surrounding villas, given the distance from surrounding buildings and screening by trees (from Wain-a-long Road).

Block A is sited close to the terraced houses to the east. The gable end nearest the terrace (the south elevation) contains windows which will partially overlook the rear gardens of the terrace on Fairview Road. The front elevation has balconies so that occupants will be able to look down into the front gardens of Fairview Road (to the left) and overlook the two storey house opposite. Whilst this block would reduce the amenities enjoyed by dwellings opposite the site (to the south of Manor Road, and the immediate houses to the left of the block (Fairview Road) it is considered that in such a residential area, the inter-relationship between dwellings across the street from one another is an accepted fact of life, and is typical of this area. Therefore, whilst their current amenities will be reduced by the development of this block, it is considered that any refusal based on this impact would be difficult to sustain.

Dwellings along Wain-along-Road would be essentially unaffected by this proposal given the distance of the new blocks from this boundary, and the retention of existing planting along this north boundary.

## **Impact on character of Conservation Area**

### **A – Existing character of area**

The area surrounding the site consists of a mixture of large detached Victorian villas, semi-detached houses, three storey Victorian terraces and smaller two storey Victorian terraces. There are trees throughout the area and the grander houses are set in generous grounds. The site contains a significant Victorian house, set in enclosed grounds surrounded on all sides by trees of many varieties. The position of this house at the brow of the hill and on a main access road from the roundabout, and at a junction of two roads, means that this site is seen from a number of angles. This site is therefore a critical site within this part of the Conservation Area which is characterised by high-status Victorian houses set in spacious grounds.

### **B- The approach to the revised scheme**

The scheme as currently proposed has been the subject of some discussion with the LPA. The views of the Architects Panel were sought and their comments relayed to the applicant. Whilst the applicant has taken on board their criticisms in respect of some of the architectural detailing, their comments were restricted to the architectural elements and comments were not solicited in respect of the number of units, the siting, massing and scale of the new buildings and extension.

### **C- Impact of scheme**

PPG15 states that proposed schemes should preserve or enhance (at the very least preserve) the character of the Conservation Area.

Firstly, the loss of the existing trees is regrettable, in particular the mature horse chestnut situated near the existing garage. This is a fine tree of considerable years and a 'landmark' tree within the area. It is suggested by the applicants that the loss of existing trees can be mitigated by the proposed replanting scheme, which envisages the replanting of semi-mature trees. The Council's Arboricultural Officer has accepted this approach if development of the site, as proposed, is otherwise acceptable. Heavy semi-mature trees will help to 're-green' the site in the medium and long term, (although they will not be of the size and scale of the horse chestnut). There will therefore be some loss of tree cover in terms of the skyline and a denuding of the 'greenness' within the site, although only in the short term during development, prior to the planting of the replacement trees.

However, the scheme also involves the loss of a considerable portion of the garden as a significant portion of the site will be given over to hard-landscaping for parking. Whilst the garden is not a green space that has obvious amenity value – the garden (and gardens of other houses) contribute to the sense that this is a leafy suburb, a characteristic of the conservation area. The increased hard landscaping reduces the 'greenness' of this area of the conservation area and this site, and this loss it is considered, will be to the detriment of the conservation area.

Secondly, the impact of the proposed new buildings has to be assessed.

It is considered that, whilst the existing main house is unlisted, it is an integral part of the character of the conservation area. Its retention and conversion in a sympathetic manner is therefore welcomed. It is also felt that the north elevation – the least architecturally distinguished (but nevertheless visually prominent) could accommodate an extension.

With regards to the new build, it is considered that, in principle, the erection of a new detached building or buildings within the site could be achieved, whilst simultaneously preserving the character of the area.

However, in built form terms, the scheme raises several concerns. Firstly, the positioning of the proposed block B creates an awkward relationship with the Victorian villa, detracting from the character of the house and the character of the site by reducing the openness and spaciousness of the setting of the house. The scale of the new block would also detract from the character and setting of the main house by reducing its pre-eminence.

With regards to the proposed block A, this block would be of a significant height and bulk, and like block B, would result in an awkward relationship with the smaller terraced dwellings adjacent to the site. Block A would overwhelm the adjacent dwellings, creating a three storey wall of development along the street, which would be at odds with the general character of the existing street.

Thirdly, the proposed extension to the main house sits uncomfortably, being a poor quality copy of the main house. The extension would extend to the boundary wall. This extension closer to the boundary wall would mean that this rear elevation was more prominent than it currently is.

In terms of detailed design, whilst the applicants have made references and taken cues from the Victorian building, this information has not been precisely translated into the new design – so the new blocks and extension lack the architectural cohesiveness and quality of the original building. The misapplication of details, together with the increased scale of the new buildings results in a poor pastiche of the Victorian villa. The close proximity of these buildings/structures further emphasises the differences in quality between the original building and the new.

### **Affordable Housing provision**

The scheme as submitted relates to 18 dwellings, located on a large site, and is below the thresholds as outlined in policy H25 of the Local Plan. However, the newly emerging SPG on Affordable Housing reflects the guidance given in the revised PPG3, regarding the reduction of

threshold for the provision of affordable housing. This guidance reduces the thresholds to 15 dwellings rather than 25, and 0.5ha rather than 1.0ha.

However, having considered this issue carefully, taking into account the particular timing of this application and the timing and nature of the pre-application discussions which had been undertaken between the applicant and the planning department, and because of the reasonable expectation of the applicant that following those pre application discussions such provision would not be requested, it is considered that in this particular instance, and with regards solely to this particular application, affordable housing provision would not be requested as part of this scheme.

### **Public Recreational Open Space**

The proposal currently makes no provision, either on-site or off-site, in accordance with Policy R2 of the adopted Salisbury District Local Plan.

### **CONCLUSION**

It is considered that the scheme, in terms of the siting of the new blocks (A and B), and the scale, massing and detailing of the new blocks and the extension, would have a detrimental impact on the character of the Conservation Area.

### **RECOMMENDATION: REFUSED, FOR THE FOLLOWING REASONS:**

1. The area surrounding the site consists of a mixture of large detached Victorian villas, semi-detached houses, three storey Victorian terraces and smaller two storey Victorian terraces. There are trees throughout the area and the grander houses are set in generous grounds. The site contains a significant Victorian house, set in enclosed grounds surrounded on all sides by trees of many varieties. The position of this house at the brow of the hill and on a main access road from the roundabout, and at a junction of two roads, means that this site is seen from a number of angles. This site is therefore a critical site within this part of the Conservation Area which is characterised by high-status Victorian houses set in spacious grounds.

The proposed development would have a detrimental impact upon the main house and on the adjacent two-storey terrace in Fairview Road by virtue of its scale and design, and its close proximity to the existing house and terrace. Secondly, the proposed development would not respect the spaciousness and Victorian villa character of this part of the Conservation Area because of its proximity to the existing house; its large scale, and the poor handling of Victorian details. Furthermore, the proposed extension to the existing Victorian villa would have a detrimental impact upon the main house by virtue of its poor design. As a consequence, the scheme as a whole would be contrary to policies D1, D2, CN4, CN8, and CN10 of the adopted Salisbury District Local Plan.

2. The proposal would also be contrary to policy R2 of the adopted Salisbury District Local Plan, in that it makes no provision for public open space.

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### **NOTES:**

S/2004/601	17/03/2004	12/05/2004 14:22:29	CAMBRICA
STMT	SAL	II	PAUL SCOTT ARCHITECT
Easting: 414720.306821004	Northing: 130030.944164142		

PROPOSAL:	FULL APPLICATION -PARTIAL DEMOLITION OF THE SOUTH END OF CAMBRICA. ERECTION OF A NEW FLAT ON THREE FLOORS WITH ROOF GARDEN AND A NEW ROOF OVER THE REMAINING SHOP AND WORKSHOP.
LOCATION:	60 A WINCHESTER STREET SALISBURY SP1 1HL

### REASON FOR REPORT TO MEMBERS

At Councillor Howarth's request

### SITE AND ITS SURROUNDINGS

The site consists of an existing single storey warehouse building attached to and used by Cambrica, a furniture/'interiors' shop served from Winchester Street. The site lies within the Conservation Area and is adjacent to listed buildings. The building, although located in a rear yard area, would be visible from Pennyfarthing Street, Winchester Street and the surrounding area

### THE PROPOSAL

The application proposes the erection of a three storey building and roof terrace for residential accommodation, on the site of the existing workshop building, together with a new roof over the existing shop. The applicants have indicated that they would be happy for the residential accommodation to be tied to the shop.

### PLANNING HISTORY

MOT station including construction of inspection pit, Approved with Conditions on 24<sup>th</sup> October 1990 (S/2004/0601)

### CONSULTATIONS

WCC Highways	Although there is some concerns that two parking spaces are proposed, traffic movement is very limited and measures can be taken to improve pedestrian safety at the access onto pennyfarthing Street. Access could be safety provided, subject to a condition requiring a vehicle speed reduction ramp ('sleeping policeman').
WCC Planning	Recommend that an archaeological watching brief is undertaken
Conservation Officer	Does not object to modern design approach, but is concerned that the height of the building proposed would overwhelm the two storey buildings that feature on Pennyfarthing Street and Winchester Street. The building is set immediately behind the two storey Victorian terraced houses of Pennyfarthing Street, dominating them and the street, altering the balance and adversely effecting the Conservation Area.



Salisbury Design Forum	Welcomes this bold, modern design in this secluded location and would resist any attempts to water it down. It recommends that a condition be attached to the permission saying that the scheme should be implemented as approved. The modern design depends for its success on the use of good quality materials and good detailing. Details should be submitted for windows, doors, screens etc. Comment that the application would benefit from a clearer presentation.
Environmental Health	no observations

## REPRESENTATIONS

Advertisement	Yes	expired 22/04/04
Site Notice displayed	Yes	expired 22/04/04
Departure	No	
Neighbour notification	Yes	expired 12/04/04
Neighbour response	Yes	7 letters of objection relating to: <ul style="list-style-type: none"> <li>(i) Issues regarding drainage</li> <li>(ii) Loss of light</li> <li>(iii) Loss of privacy</li> <li>(iv) Overdominance of building</li> <li>(v) Greater risk to security from alleyway</li> <li>(vi) Impact on highway safety and congestion</li> <li>(vii) Impact on character and appearance of area</li> </ul> <p>1 letter of support relating to:</p> <ul style="list-style-type: none"> <li>(i) design would remove overlooking</li> <li>(ii) Tasteful design</li> <li>(iii) Security advantages of people living 'over the shop'</li> </ul>
Parish Council response	N/A	

## MAIN ISSUES

Impact on living conditions of surrounding properties, in terms of available light, privacy and dominance

Impact on character and appearance of Conservation Area and adjacent listed buildings

Impact on highway safety and parking arrangements

## POLICY CONTEXT

G2, D2, H8, CN3, CN8, CN9, R2

## PLANNING CONSIDERATIONS

### Impact on living conditions of adjoining properties

The proposed building would be located on a site surrounded by residential uses. The impact of the building on properties in Pennyfarthing Street and Winchester Street needs to be considered in terms of loss of light, privacy, noise and disturbance and any dominating impact on the building.

Taking firstly nos 7 to 15 Pennyfarthing Street, the proposed building would be much taller than present building, but it would be set back some 1.8 metres from the rear yards of the adjoining properties. These rear yards, small by modern standards, already have limited light and, in fact, the proposed building would marginally increase available sunlight even taking into account the

increased height. In privacy terms, the windows on the elevations facing these properties could be high level and/or obscure glazed.

In terms of physical impact on these properties, despite the 1.8 metre set back, it remains the fact that an essentially single storey building would be replaced by one of effectively four stories. The properties on Pennyfarthing Street have a number of windows, primarily at ground floor, on this elevation. Although there is already a dominating impact from the existing building, the impact of the four storey building proposed now would be even greater, and would have a detrimental effect on their reasonable living conditions.

Turning to the properties on Winchester Street, numbers 60 and 58 would be affected by the proposed building. The building would have a similar footprint to the current building, but the profile and ridge of the roof would be greater. Given the geographical orientation of the buildings, there would be little loss of sunlight to 58 and 60 Winchester Street. While there may be some loss of daylight, this is unlikely to be significant enough to warrant refusal.

In terms of privacy of these properties, the warehouse building would have no windows on this elevation. The residential accommodation element would have three windows facing north. Two of these would serve a landing but the third would be the only window serving bedroom 2. This window would not face directly into the yards serving numbers 58 and 60. However, would be views (albeit at an angle) to the south-facing windows of the westernmost flats at Swayne's House, and it is considered that loss of privacy would result. In addition, the roof terrace would allow views into the yards and rear windows of numbers 58 and 60, to the detriment of their living conditions.

Consideration has been given to the impact on the flats in Swayne's House to the east of the proposed building. The only windows proposed to be facing in this direction would serve a bathroom and the workshop. These could be obscure glazed and so would not harm the flats' privacy. However, the roof terrace would again allow views directly into the habitable rooms of the flats at Swayne's House. In terms of loss of light and any dominating effect, the proposed building would be far enough away for any impact to be significant. Although there would be some loss of sunlight in the late afternoon/evening to the west facing windows, this would be relatively minimal and would not justify refusal.

Adjoining the existing (and proposed) building is the office building at 15a Pennyfarthing Street. However, this properties' windows face do not face towards the proposed building, and the development would have little effect on 15a.

Finally, the properties 17 to 21 Pennyfarthing Street (and beyond) have rear yards that would be overlooked by the proposed building. The applicants have attempted to minimise this impact by angling some windows to face the blank elevation of number 17, and by providing louvers over the windows and balcony facing in this direction. While these louvers would prevent direct views, the occupiers of these yards would still have a perception of being overlooked, to the detriment of their living conditions.

Further, the louvers are likely to result in an oppressive impact on the occupiers of the rooms with such windows, putting pressure on the Local Planning Authority to allow their removal at a later date. While it is recognised that the louvers are an attempt by the applicants to overcome privacy issues, it is nevertheless considered that the proposed development would have a harmful effect on the living conditions of properties to the north, east and south, and that this harm would justify refusal.

### **Impact on the Conservation Area and adjacent listed buildings**

The building proposed is one of a modern, bold, design to provide a contrast with the traditional buildings that surround it. The Design Panel have supported this attempt, and have commented that they would not want a 'watered down' version, diluting its modernity. Nevertheless, the Conservation Officer has objected on the grounds of the building's height, in relation to the two storey dwellings on Pennyfarthing Street and Winchester Street, and that there would be an adverse impact on the Conservation Area.

A bold design does not necessarily have to be large, and the Conservation Officer has no objection to a bold design, provided it does not overwhelm its setting. It is also considered that, to some degree, the design has been contrived to overcome the concerns regarding impacts on neighbours – ie its form has been dictated by these concerns rather than a design concept.

On balance, therefore, it is considered that the proposed building, by reason of its size, height and scale, would have an overwhelming and dominating impact on surrounding buildings, to the detriment of the character and appearance of the Conservation Area.

### **Impact on highway safety and parking arrangements**

Concern has been raised that the proposal would result in increased congestion and harm to highway safety. The Highway Authority have raised no objection provided a 'sleeping policeman' is provided. Two car parking spaces are provided, in a city centre location with good public transport links and, if anything, less car parking should be provided in light of Government guidance. The car parking provided would mean that no additional vehicles would be parked in the courtyard beyond and any additional congestion would be limited to vehicle manoeuvres. It is not considered that permission could reasonably be refused on these grounds.

### **Environmental Impacts**

Consideration has been given to whether the proposed workshop use would result in greater harm (from noise and disturbance) than the existing building. By tying the occupation of the residential accommodation to the workshop, the use of the workshop would not unreasonably harm the living conditions of those in Cambrica's residential accommodation. Given the current use, the lack of objection from the Council's Environmental Health section, and the fact that the new building would need to comply with the latest Building Regulations and Environmental health legislation, it is not considered that the environmental impacts of the proposed use or building would warrant refusal.

### **Potential for increases in crime**

In light of an issue raised by local residents, consideration has been given to whether the proposal would result in a layout that would be likely to encourage criminal activity, ie it would make it easier for committing burglary by having an alleyway to the rear. However, the alleyway would be overlooked by the rear windows of the properties it would serve and, if a gate was provided at the end of the highway, this would help to create defensible space, delineating the difference between public and private space and making criminal activity less likely. Such a gate could be required by condition. Overall, it is not considered that permission should be refused on the grounds of potential increases in crime resulting from the alleyway.

### **Recreational Open Space**

As this proposal is being recommended for refusal, it is necessary to include a reason for refusal relating to an R2 contribution, to secure an agreement in the event of an appeal.

### **CONCLUSION**

The proposed development would result in harm to the living conditions of adjoining residential properties, through loss of privacy and the perception of a loss of privacy, and through the overwhelming dominance of the building. This dominance would also harm the character and appearance of the Conservation Area.

**RECOMMENDATION:**                    **REFUSE** for the following reasons:

1. The proposed building, by reason of its excessive height and scale, would have an overwhelmingly dominant impact on adjoining residential properties, harming their reasonable living conditions and harming the character and appearance of the Conservation Area. In this respect, it would be contrary to policies G2, D2, CN8 and CN9 of the Replacement Salisbury District Local Plan

2. The proposed building, by reason of the positioning of windows and the roof terrace, would result in undesirable overlooking and the perception of overlooking, harming the reasonable living conditions of adjoining properties. In this respect, it would be contrary to policy G2 of the Replacement Salisbury District Local Plan.
3. The proposed dwelling, in that it would fail to make a contribution towards public recreational open space, would be contrary to policy R2 of the Replacement Salisbury District Local Plan.

**INFORMATIVE: - POLICY**

This decision has been in accordance with the following policy/policies of the Adopted Salisbury District Local Plan:

G2	General Development Criteria
D2	Infill development
H8	Housing Development in Salisbury
CN3	Impact on the listed buildings
CN8	Conservation Areas
CN9	Conservation Areas
R2	Recreational Open space

**INFORMATIVE:**

The applicant is advised that Listed Building Consent and Conservation Area Consent would be required for the development proposed.

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**NOTES:**

## Part 2

### Applications recommended for Approval

Item No.	Case Officer	Contact No.	
App.Number	Date Received	Expiry Date	Applicant's Name
Ward/Parish	Cons.Area	Listed	Agents Name
Proposal			
Location			

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No Approvals