

Myddelton&Major

FOR SALE



37-39 Rollestone Street,
Salisbury, SP1 1ED

City Centre Residential Development Site

With Planning for 4 Town Houses

Prime City Residential
Development



Location

Salisbury is a historic Cathedral City in Central Southern England with a resident population of 41,800 approx. and the County's population is 510,300 (Source: 2021 Census). The City and its magnificent Cathedral together with the World Heritage site at Stonehenge, are major tourist attractions for the region. Salisbury has a main-line railway station with frequent service to London Waterloo.

Rollestone Street is situated in the heart of Salisbury's historic City Centre chequer. The property is within easy walking distance of the Market Square and shopping areas, together with City Centre leisure activities such as the Salisbury Arts Centre, the Everyman Cinema and the Playhouse. The site is surrounded by residential properties.

Description

The site is cleared for development and bordered on Rollestone Street by historic Grade II Listed former garden walls.

The Development

Full planning permission has been granted for the development of four town houses, together with vehicular access and 2 parking spaces per unit.

Planning

Planning consent was granted for the development under Application Ref: PL204/02540. A copy, together with floor plans attached. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 0300 456 0114.

Accommodation

The properties comprise:-

Unit 1	3 storeys, 4 bedrooms	1894 sq ft	(175.95 sq m)
Unit 2	3 storeys, 3 bedrooms	1636 sq ft	(151.98 sq m)
Unit 3	3 storeys, 4 bedrooms	1292 sq ft	(120.03 sq m)
Unit 4	3 storeys, 4 bedrooms	1119 sq ft	(103.95 sq m)



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Tenure

Freehold, subject to access rights to 24-26 Endless Street.

Price

On application.

VAT

VAT is not payable on the sale price.

Money Laundering Regulations

Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Code for Leasing Business Premises

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.

Services

We understand mains electricity, water and drainage available for connection in the street. Quotations available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

Viewing

Strictly by appointment only through the joint agents.

Ref: DS/JW/19890

Disclaimer

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2024/02540
Decision Date: 19 November 2024

Applicant: Riley Residential Limited, 120 Bouverie Avenue South,
Salisbury SP2 8EA

Particulars of Development: The erection of four dwellings with associated access,
parking and landscaping

At: Land off Rollestone Street and to the rear of 24-28
Endless Street, Salisbury, Wiltshire

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (16)

- 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 shall be carried out in accordance with the following plans:

Site Location and Block Plan ref 15-18A-01-01 dated Nov 2016
Proposed Site Plan, Elevation Key Plan and Elevation 6 (Unit 4 north elevation details shown on Elevation 8) ref 15-18A-01-06 Rev D dated Feb 2024
Proposed Floor Plans ref 15-18A-01-02 Rev F dated Feb 2024

Proposed Elevation 1, 2, 3, 4 and 5 ref 15-18A-01-04 Rev D dated Feb 2024
Proposed Elevation 7, 8 and 9 and Proposed Roofplans ref 15-18A-01-05 Rev E dated Feb 2024
Materials and Details ref 15-18A-01-07 Rev D dated Feb 2024
Landscaping as Proposed ref 15-18A-01-03 dated Nov 2016

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

- 3 Before development commences, including any demolition works, a scheme shall be submitted to and agreed in writing by the Local Planning Authority which details how the existing boundary walls around the site are to be protected and stabilised during development. The scheme shall be carried out as agreed.

REASON: In order to protect the existing boundary walling during the course of development in the interest of wider conservation area and heritage assets, and adjacent amenity.

- 4 No development shall commence above ground level on site until a scheme for the discharge of surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Surface water from the site (including surface water from the access / driveway), shall incorporate sustainable drainage details. The development shall not be occupied until the drainage has been constructed in accordance with the approved scheme.

REASON: In order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

- 5 No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been undertaken and until:

a) The Local Planning Authority has been provided with written confirmation that, in the opinion of the developer, the site is likely to be free from contamination which may pose a risk to people, controlled waters or the environment. Details of how this conclusion was reached shall be included.

b) In the event of unexpected contamination being identified, all development on the site shall cease until such time as an investigation has been carried out and a written report submitted to and approved by the Local Planning Authority, any remedial works

recommended in that report have been undertaken and written confirmation has been provided to the Local Planning Authority that such works have been carried out. Construction shall not recommence until the written agreement of the Local Planning Authority has been given following its receipt of verification that the approved remediation measures have been carried out.

REASON: In order to deal with any contamination on the site

- 6 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interests of amenity

- 7 No development shall commence on site until a construction management plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and/or construction phase of the development. It shall include details of the following:

- i. The movement of construction vehicles;
- ii. The cutting or other processing of building materials on site;
- iii. Wheel washing and vehicle wash down facilities;
- iv. The transportation and storage of waste and building materials;
- v. The recycling of waste materials (if any)
- vi. The loading and unloading of equipment and materials
- vii. The location and use of generators and temporary site accommodation
- viii. Pile driving (If it is to be within 200m of residential properties)

The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times

REASON: In the interests of amenity

- 8 Before repair works occur to any boundary walling, a written scheme and specification of the repairs to be undertaken shall have been submitted to and approved by the Local Planning Authority. Repair works shall be carried out as agreed prior to occupation of any of the dwellings, unless otherwise agreed in writing by the Local Planning Authority upon receipt of a suitable alternative scheme of repair. Listed Building Consent may be required for works to the listed wall.

REASON: In order to protect and enhance the historic walling as part of the development.

9 Notwithstanding the approved drawings and materials & details drawing, no development shall commence on site above ground floor slab level until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- (i) Full details and samples of all external materials and finishes;
- (ii) Large scale details (1:5 elevation, 1:2 section plans) of external door and door surround joinery, windows, dormer windows and the projecting oriel bay including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
- (iii) Large scale details of proposed eaves and verges (1:5 section);
- (iv) Large scale details (1:5 elevation, 1:2 section plans) of proposed rooflights, which shall be set in plane with the roof covering with minimal frame;
- (v) Details of rainwater goods and finish (which shall be of cast metal construction)

Coping stones and cills should be of natural stone to be agreed

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

REASON: To ensure that the development is appropriately detailed due to its proximity to listed buildings and location within the conservation area.

10 No walls shall be constructed until sample panels of the stonework and brickwork, demonstrating the face bond of the brickwork, the mortar mix and finish and pointing style have been constructed on the site and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

REASON: To ensure that the development is appropriately detailed due to its proximity to listed buildings and location within the conservation area.

11 Before the development hereby approved is first occupied, the car parking, turning and access areas, together with the bicycle parking, bin storage and the scheme of landscaping shown on the approved plans shall be provided on site and made available for use. These areas shall be retained and kept clear for those purposes for the lifetime of the development.

REASON: In order to ensure that adequate parking, turning and bin storage is provided and retained on site. To secure an appropriate scheme of hard and soft landscaping in the interests of the character of the Conservation Area and to secure biodiversity enhancements.

- 12 Before the dwellings are occupied:
- the bathroom and ensuite windows on the first and second floor east and west facing elevations and
 - the 1800mm glazed screen for the first floor terrace of Unit 4
- shall be glazed with obscure glass to obscurity level 5. Such obscure glazing shall remain perpetuity thereafter.
- REASON: In the interest of the amenity of occupiers of existing dwellings adjacent those plots.
- 13 Other than those hereby approved, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, no further windows, rooflights or dormer windows shall be inserted/created in the roofslope or first and second floors of the dwellings, nor in the side facing wall of Plot 1 (house 1) adjacent the northern boundary of the site.
- REASON: In order to reduce the impact of the scheme on the amenity of surrounding properties.
- 14 The dwellings shall not be occupied until the Building Regulations Optional requirement of a maximum water use of 110 litres per person per day has been complied with.
- REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.
- 15 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.
- 16 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.

Informatives:

Party Wall Act

It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required from the adjoining landowner or any other person, or which may be required under any other enactment or obligation.

Lead Local Flood Authority

The applicant's attention is drawn to the comments and guidance in the drainage team's response dated 19 August 2024

If there is to be an increased rate of foul water discharged into a public foul sewer, the applicant must reconsult the sewerage undertaker for the area and agree a discharge rate for the proposed site.

We would encourage the applicant to maximise the multi-functional benefit of SuDS. National planning policy requires SuDS to provide multifunctional benefits, where possible. There are four main categories of benefits that can be achieved by SuDS: water quantity, water quality, amenity and biodiversity. These are referred to as the four pillars of SuDS design and must be considered in line with Core Policies 52: Green Infrastructure and Core Policy 67: Flood Risk.

Hampshire Avon Phosphorus Mitigation

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

New Forest Mitigation Strategy

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.

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

Highways

The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence required will be required from the

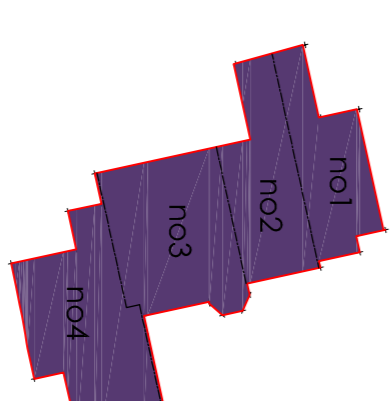
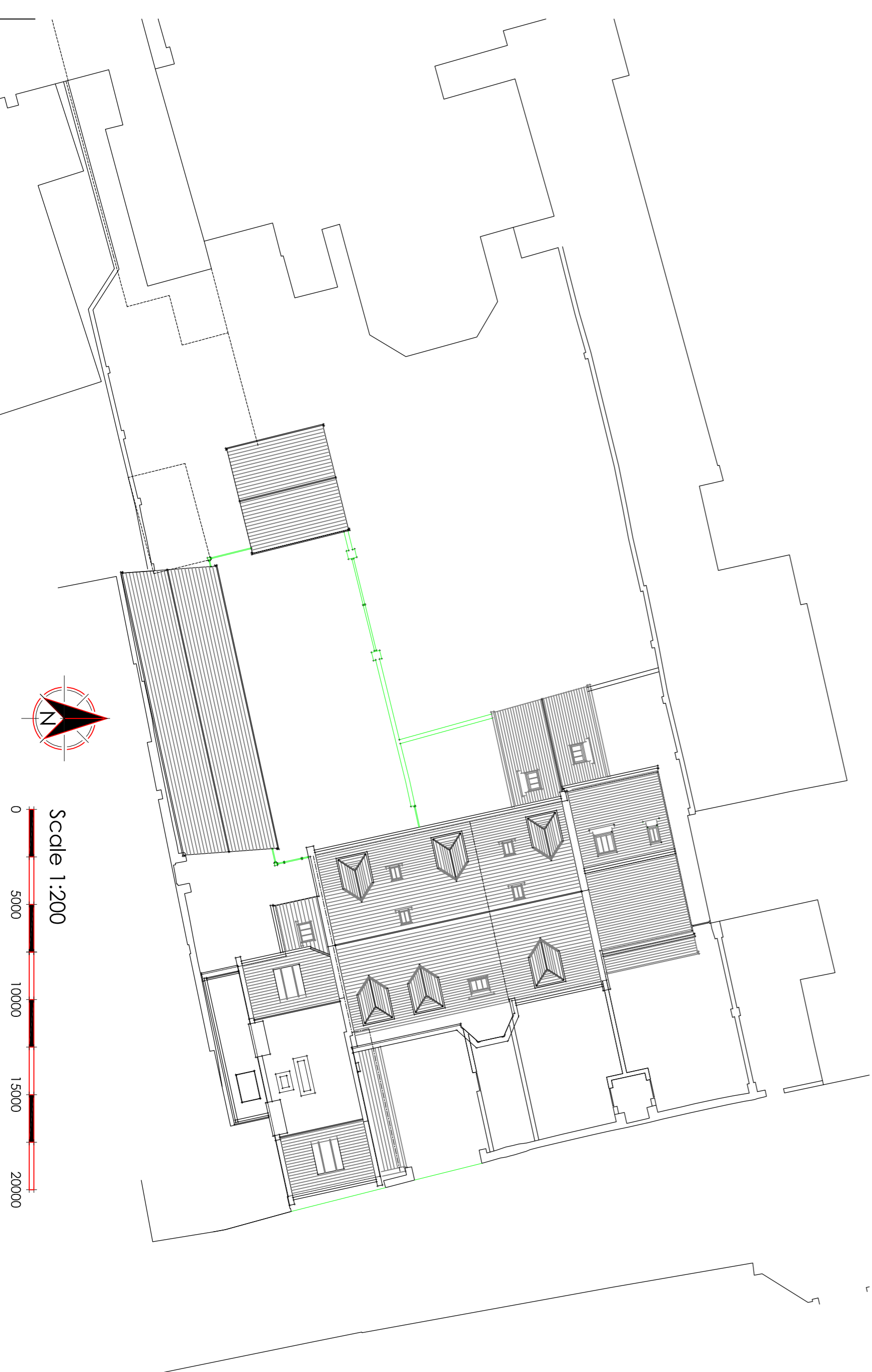
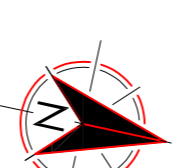
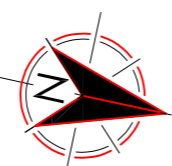
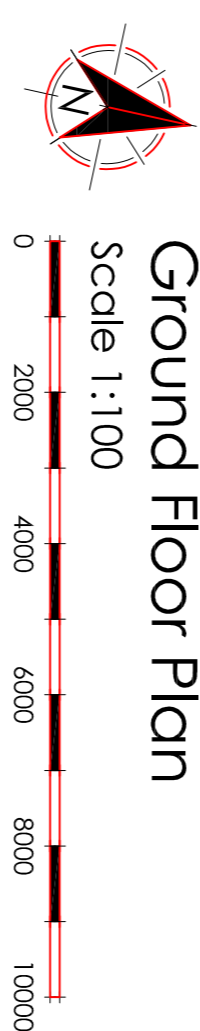
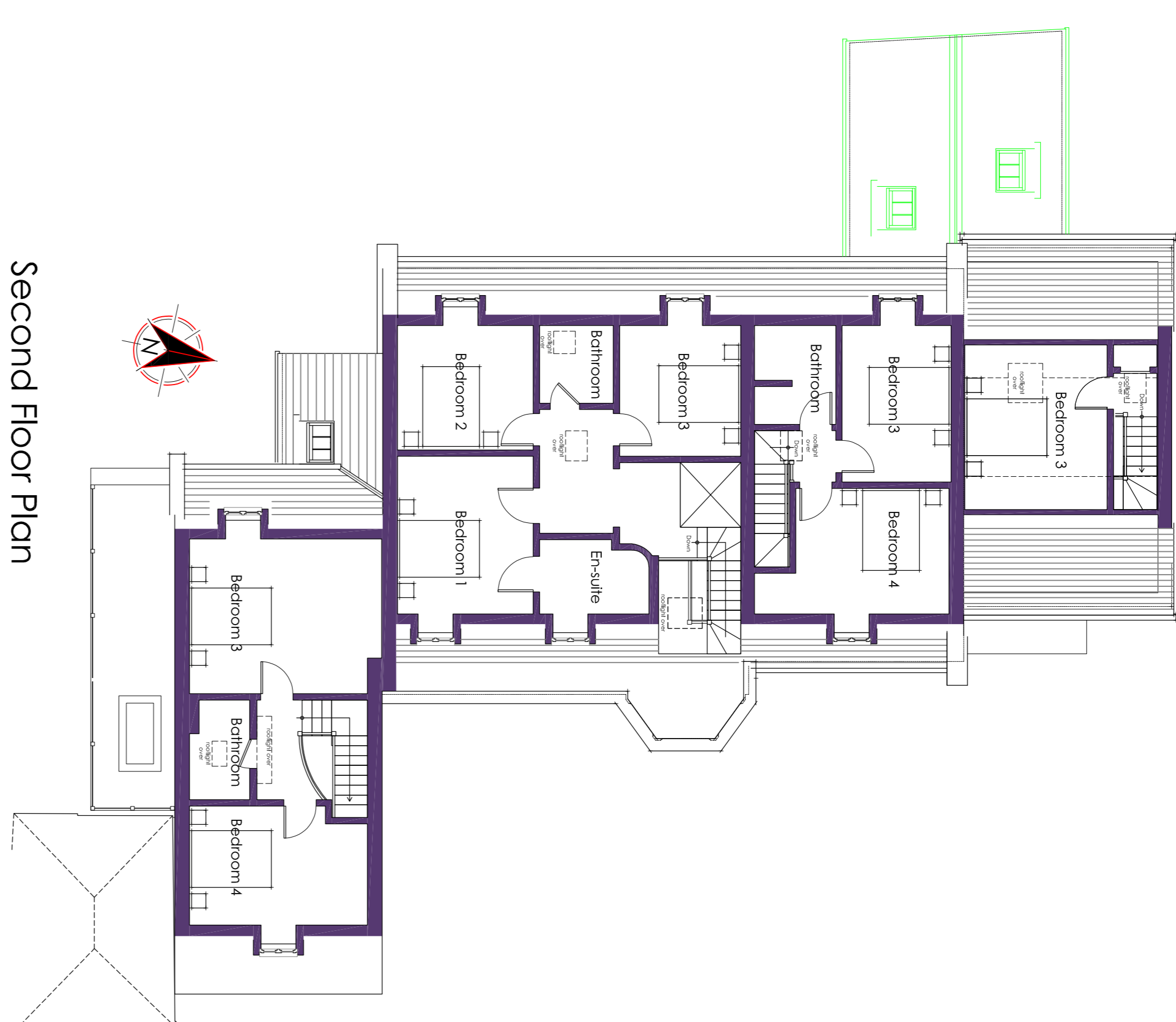
local highway authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the Council's Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352.

Signed:

Parvis Khansari - Corporate Director, Place

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy



DATE		REVISIONS	
CLIENT		DRAWING TITLE	
Ludlow Developments		PROPOSED FLOOR PLANS	
JOB TITLE		PLANNING & DESIGN	
PROPOSED 4 DWELLINGS		22 DEVONSHIRE ROAD	
ROLLESTONE STREET		WALSHTIRE	
SALISBURY		SALISBURY	
WILTSHIRE		SP1 3NW	
1:100 @ A1		DRAWING NO.	
FEB 2024		15-18A-01-02	
R.U.L.		REV	
		F	



Street Elevation

Scale 1:100



Planting List for Courtyard Gardens

- Chaenomeles speciosa Nivalis
- Clematis Etoile Violette
- Clematis 'Madame Julia Corroner'
- Hydrangea anomala subsp. Petoilaris
- Rosa The Pilgrim
- Rosa James Galway
- Helleborous x hybrids Harrington White Speckled
- Liriope muscari
- Hosta Francee
- Epimedium grandiflorum 'Lilafee'
- Tiarella 'Spring Symphony'
- Brunnera macrophyha
- Lillium speciosum var. rubrum
- Poystichium seiferum 'Herrenhausen'
- Sarcococca hookeriana var. humilus
- Digitalis Pam's Choice
- Anemone hybrid x 'Honorine Jobert'

Planting list for Planted Gardens

- Ornamental tree: Prunus incisa 'Kojo-no-mai'
- cherry 'Kojo-no-mai'

Trachelospermum jasminoides

- Clematis armandii
- Akebia quinata
- Rosa A Shropshire Lad
- Rosa St. Swithun
- Wisteria sinensis
- Agapanthus Caulescens
- Allium purple sensation
- Astrantia 'Roma'
- Penstemon 'Hidcote Pink'
- Heuchera obsidian
- Eringium bourgatii
- Alchemilla eryurppoda
- Allium nigrum
- Tulip China Pink
- Tulip Spring Green
- Narcissus Pueblo
- Buxus semp or Ilex crenata- Topiary (depending if there is box blight in area).
- Ilex aquifolium 'Argenttea Marginata' - Topiary

For illustration of planting
please see Appendix C
in the Design and Access Statement



NOTES to LANDSCAPING DETAILS:

- 1: Courtyard access drive**
Compacted gravel, bounded by tumbled block setts- right of way to Coroner's Court parking area retained. New brick walls built to enclose rear of houses, parking areas- New gate piers to opening for Coroner's Access- (gates indicative- by others)
Timber access gate to rear courtyard for House 2
- 2: Parking barns for new houses**
Consolidated gravel bounded by tumbled block setts.
- 3: Bicycle stand area**
Block setts bounded by brick banding
- 4: Bin 'set out' area for collection days**
Block setts bounded brick banding
- 5: Metal gateway**
Reinstated metal gates set between brick piers under centre of the building. Beneath building ground paved with block setts, brick banding at piers.
- 6: Entrance drive from street**
Tarmac, bounded by block setts. New brick wall built to enclose front garden of House 3 with metal gate set within
- 7: House 4 Frontage**
Pavement reinstated in place of dropped kerb, flagstone at entrance door, block setts to front of house bounded by low stone edging beneath low metal railings
- 8: Listed brick wall**
Wall to be repaired and repointed where necessary.
- 9: Gateway to Houses 1 and 2**
New brick wall built to form entranceway with metal gates to each house entrance. Timber door within listed wall to be repaired and retained in situ, fixed open.
Paved entranceway, with threshold at wall repaired
- 10: Proposed tree**
Ornamental cherry species selected for height/root ball limitation.
- 11: Planted gardens**
Grassed entrances with flagstone pathway and planted beds
- 12: Paved courtyards**
Flagstone paved courtyards with planted beds
- 13: Courtyard with planting**
Gravelled garden with small paved area and planted beds
- 14: Side access path**
Gravelled pathway, to protect neighbouring property's wall
- 15: Feature retained**
Gateway within listed wall to be retained and repaired

Rev B: Mar 2017
Amendments to House 1: remove 2nd floor
Roof to be slate covered

Rev A: Feb 2017
Amendments to House 1: remove front dormer
half hip roof, rooflight to rear & house moved west

Revision:

Rollestone Street
Development
for Ludlow Developments

Four Proposed
Dwellings

Landscaping
As Proposed

Date:
Nov
2016

Scale:
1:100 @ A1

Drawn:
ML / SN

Drawing No.
15 - 18A - 01 -03

Revision
B

 Affinity
Architects
56 North Street Wilton SP2 0HH

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admin@affinityarchitects.co.uk

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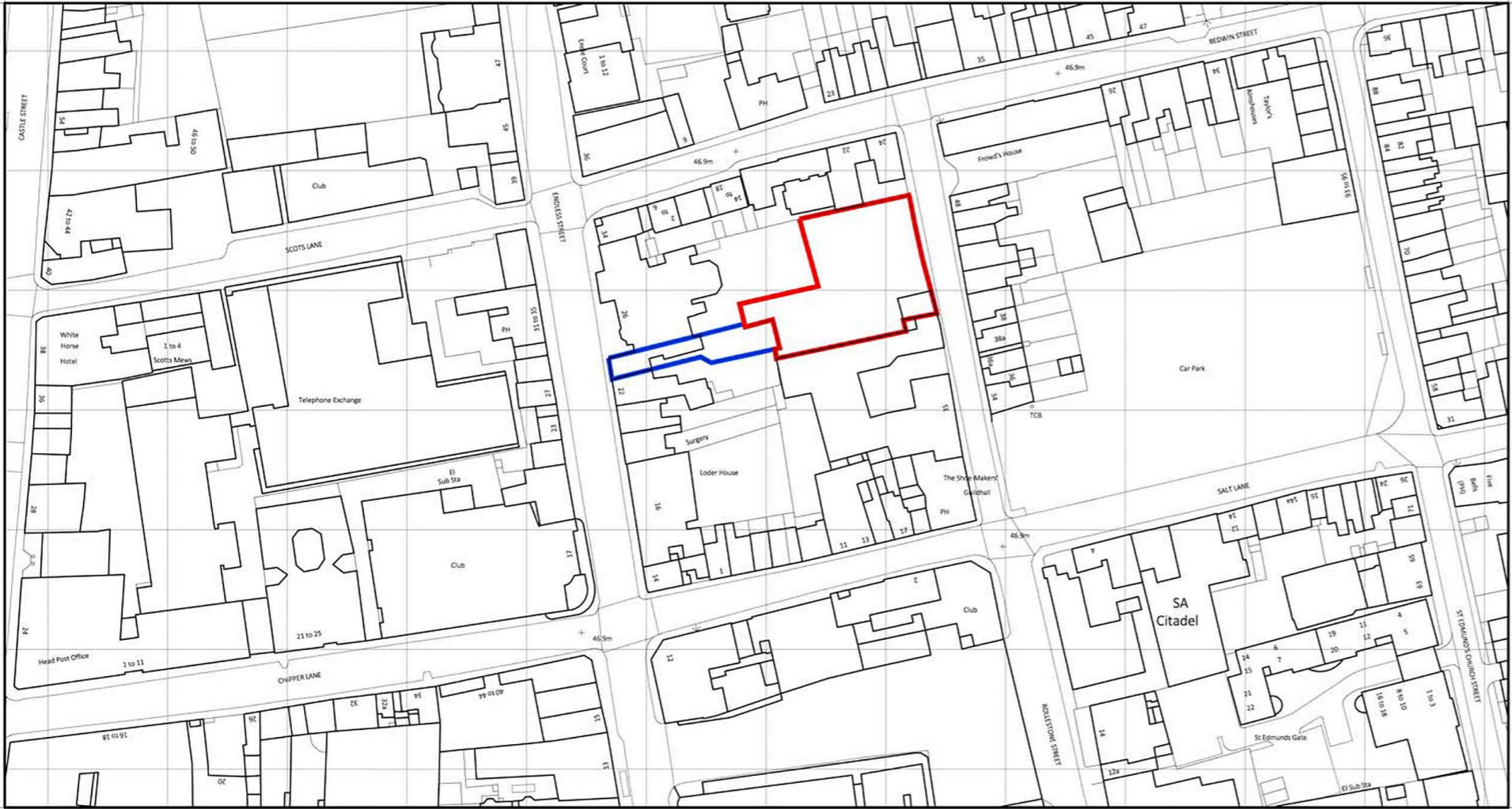
Landscaping Plan

Scale 1:100



LANDSCAPING

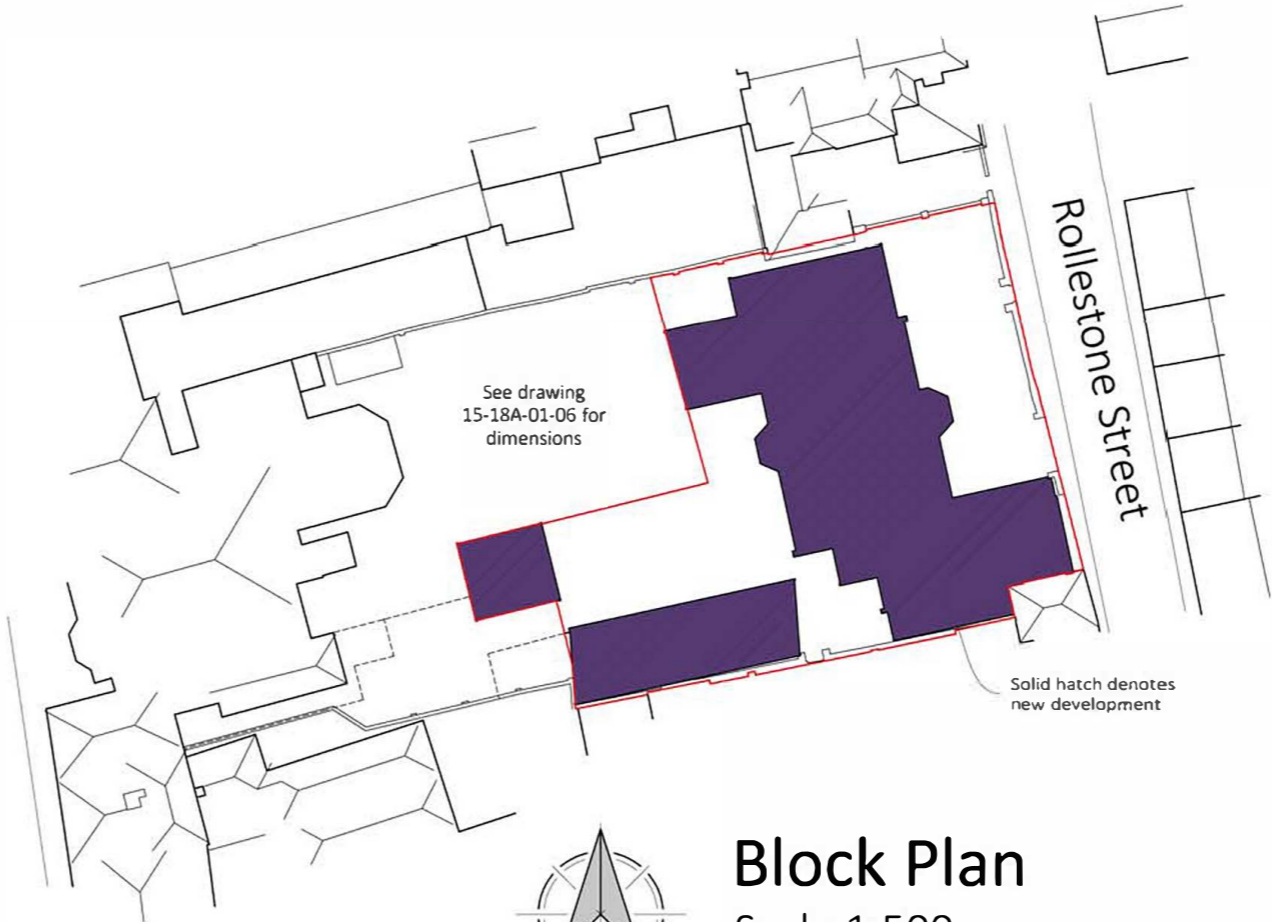
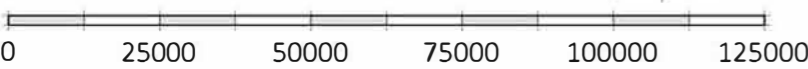
General Notes:
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This drawing to be read in conjunction with Structural Engineer's Calculations.
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New work or any existing work affected is shown hatched on drawings.



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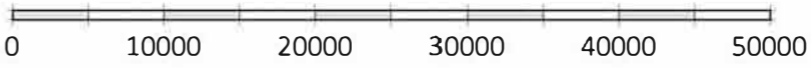
Site Location Plan

Scale 1:1250




Block Plan

Scale 1:500



LOCATION

Revision:		
Rollestone Street Development for Ludlow Developments		
Four Proposed Dwellings		
Site Location & Block Plan		
Date: Nov 2016	Scale: 1:1250 & 1:500 @ A3	Drawn: ML / SN
Drawing No. 15 - 18A - 01 - 01		Revision *
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01722 741683 admin@affinityarchitects.co.uk		

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