

Policies - Design

General Townscape

D1

Extensive Development

New development will be permitted where the proposals are compatible with or improve their surroundings in terms of the following criteria:

- (i) the layout and form of existing and the proposed development, and where appropriate the historic pattern of the layout;
- (ii) any features or open spaces, buildings and/or structures of character on or adjoining the site;
- (iii) the scale and character of the existing townscape in terms of building heights, building line, plot size, density, elevational design and materials ;
- (iv) the scale and use of spaces between buildings;
- (v) views/vistas afforded from within, over and out of the site; and
- (vi) any existing important landscape features and the nature and scope of new landscaping proposed within and around the edges of the site; and
- (vii) the roofscape/skyline long or medium distance views.

D2

Infill Development

Proposals for street and infill development will be permitted where proposals respect or enhance the character of appearance of an area in terms of the following criteria:

- (i) the building line, scale of the area, heights and massing of adjoining buildings and the characteristic building plot widths;
- (ii) the architectural characteristics and the type, colour of the materials of adjoining buildings; and
- (iii) the complexity and richness of materials, form and detailing of existing buildings where the character of the area is enhanced by such buildings and the new development proposes to replicate such richness

D3

Extensions

Extensions to existing properties, or the development of ancillary buildings within their curtilages, will be permitted where:

- (i) the proposal is compatible in terms of: the scale, design and character of the existing property and use of complementary materials; and
- (ii) the development is integrated carefully in relation to other properties and the overall landscape framework.

Salisbury Townscape

D4

Development in the Chequers which would result in the erosion of the traditional back of pavement line, would produce a break in the street frontage or would obscure the Chequers street patterns will not be permitted.

D5

Proposals to alter or change any part of the open urban space network within the Salisbury Central Area will be granted only where they are likely to enhance further the provision or use of such space. The loss of open spaces within the Central Area will not be permitted.

D6

All new buildings within the Salisbury Central Area will be controlled to a height that does not exceed 12.2 metres (40ft), and only pitched roofs clad in traditional materials will be permitted. Decorative architectural features that positively contribute to the variety, form and character of the area's roofscape, skyline and silhouette may be allowed to exceed this height where appropriate, provided that they do not result in any increase in usable floorspace.

Public Realm

D7

The District Council will require the submission of a full site analysis in connection with development proposals on all large and / or sensitive sites.

Public Art

D8

Where appropriate, the District Council will encourage proposals for public art, of a high standard and quality, in the provision and enhancement of buildings and open spaces.