



East



View from curtilage to south of conservatory looking west towards the Site.



South facing aspect of dwelling



East



East



East



East



North facing aspect of dwelling

PROPERTY REFERENCE: 7

PROPERTY NAME: Pennant

DISTANCE TO THE SITE: 25m

ORIENTATION OF FRONTAGE: North

DIRECTION TO THE SITE: Various

SURVEY DETAILS:

Access granted to property and curtilage.

DESCRIPTION OF THE DWELLING:

Large double storey building being restored to use, currently under construction. Residents living in static home on northern edge of property.

DESCRIPTION OF THE CURTILAGE:

The property sits within the southern corner of the curtilage, with buildings forming an L shape along the southern and eastern edges of the property. The property has a wooded character, with a belt of mature trees along the north-western boundary that separates the property and the Site.

NATURE AND EXTENT OF VIEWS OF THE SITE FROM THE PROPERTY:

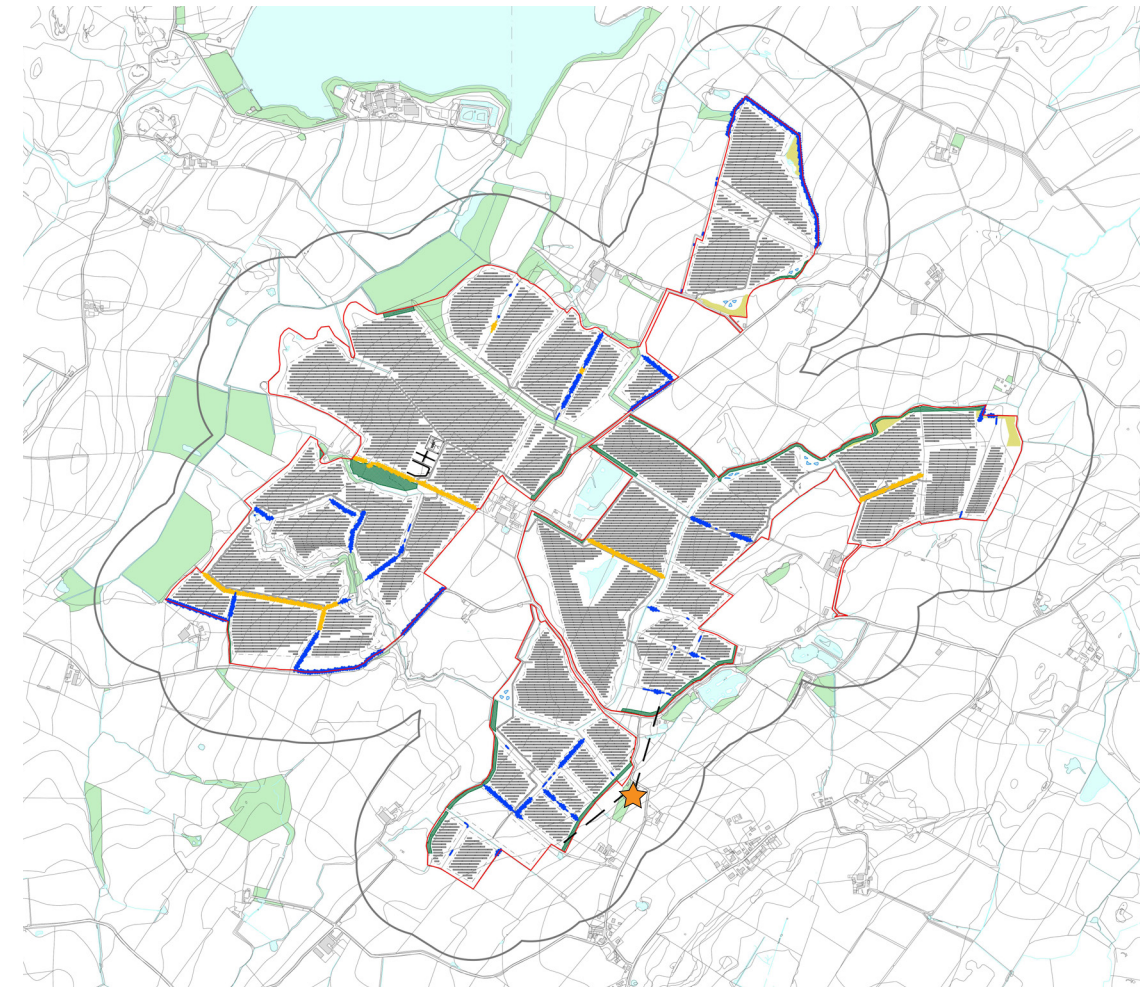
Elevated views across valley over the Site and beyond are possible through the existing tree belt, with increased visibility in winter when vegetative cover is reduced.

MITIGATION RECOMMENDATION:

Proposed setback of solar panels increased and proposed native woodland tree belt increased such that the panels and trees are situated at a lower level relative to the property. The additional tree planting will help to screen the proposed development, without preventing more distant views across the valley from the property.

The proposed development would extend across fields as they fall away from the property into the valley. The proposed development would not extend beyond the watercourse onto rising slopes beyond that face towards the property.

Landscape enhancements to existing hedgerows and the watercourse will improve the quality, intactness and biodiversity of the existing landscape features.



LIKELY CHANGE OF VISUAL AMENITY OF PROPERTY:

Solar panels and associated infrastructure will be introduced into the fields to the northwest of the property, which fall away from the property such that any views from the property or its curtilage would tend to look over the proposal and the valley to the rising hillside beyond.

Overall filtered views of the proposed development would be seen from the curtilage and property through the intervening existing and proposed vegetation, seen below and against the wider setting of pastoral fields on the rising hills beyond the valley. The alterations would be partially noticeable initially but limited in their extent, particularly during winter months when vegetative cover is reduced.

Overtime as mitigation planting establishes there will be greater screening and filtering of any views of the proposal, with limited deterioration in the existing view.

The duration and nature of change would be temporary, Long term (40 years) and reversible.

Legend

- Views from habitable rooms towards Site
- Open views
- Filtered / screened views
- Extent of potential views of development
- Extent of potential views of development screened by substantial vegetation, buildings and/or landform
- Cloddiau to be retained/restored
- Native woodland planting
- Proposed native scrub planting
- Proposed hedgerow (to a minimum height of 2.5 - 3m)
- Location



	AT YEAR 1
MAGNITUDE OF CHANGE:	Small (property and curtilage)
VISUAL EFFECT:	Moderate to Minor Adverse
SIGNIFICANCE:	Not Significant

	AT YEAR 15
	Very Small (property and curtilage)
	Minor Adverse
	Not Significant



View taken from within curtilage in front of dwelling under construction looking north westwards towards the Site



North west facing aspect of dwelling under construction

PROPERTY REFERENCE: 8

PROPERTY NAME: Plas Carmel

DISTANCE TO THE SITE: 40m

ORIENTATION OF FRONTAGE: North-west & north-east

DIRECTION TO THE SITE: North-west

SURVEY DETAILS:

Access granted to property and curtilage.

DESCRIPTION OF THE DWELLING:

Two storey building.

DESCRIPTION OF THE CURTILAGE:

Property comprises a small-holding with a number of small fields that are enclosed by stone walls, intermittent hedgerows and trees. Closer to the dwelling the curtilage is more domesticated and contains a mix of open grass and ornamental planting. The dwelling and outbuildings are set back from a minor road that runs to the west of the property. The property boundary along this road is well vegetated with a mix of mature trees and shrubs

NATURE AND EXTENT OF VIEWS OF THE SITE FROM THE PROPERTY:

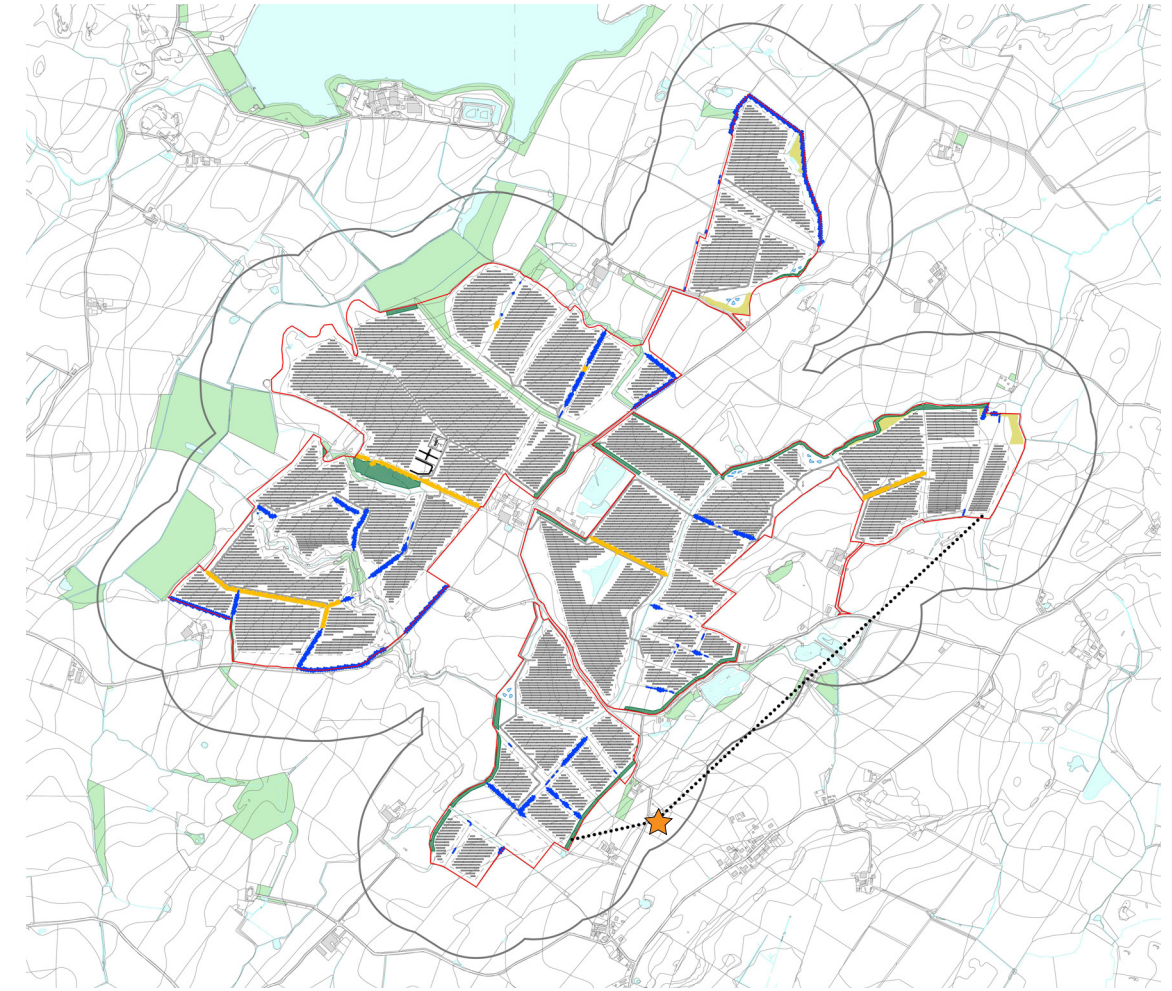
Despite the elevated position of the property, the density of vegetation within and surrounding the property tends to preclude views of the landscape beyond the property and the site is not visible.

In winter months when vegetative cover is reduced the site is still not likely to be visible due to the nature of the intervening landform and areas of woodland that screens the Site from view.

Despite the elevated position of the property, the vegetation within and surrounding the property generally enclose views. In winter the views are likely to be more open, although views into the Site are curtailed due to the intervening landform and woodland.

MITIGATION RECOMMENDATION:

None required

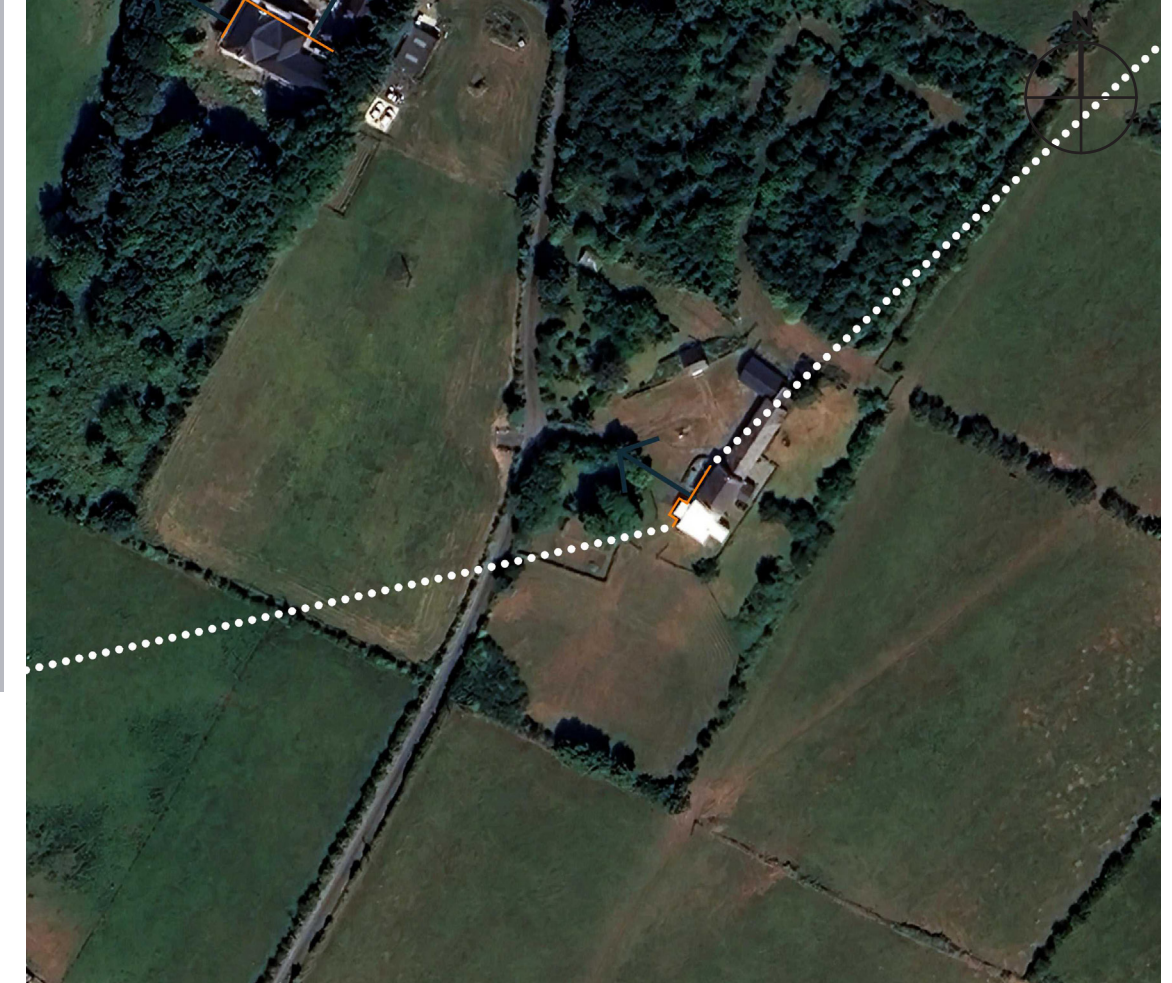


LIKELY CHANGE OF VISUAL AMENITY OF PROPERTY:

None.

Legend

- Views from habitable rooms towards Site
- Open views
- Filtered / screened views
- Extent of potential views of development
- Extent of potential views of development screened by substantial vegetation, buildings and/or landform
- Cloddiau to be retained/restored
- Native woodland planting
- Proposed native scrub planting
- Proposed hedgerow (to a minimum height of 2.5 - 3m)
- Location



	AT YEAR 1	AT YEAR 15
MAGNITUDE OF CHANGE:	None	None
VISUAL EFFECT:	Neutral	Neutral
SIGNIFICANCE:	Not Significant	Not Significant



View taken from within curtilage looking north westwards towards the Site



View of south western facing (extension) aspect of the property



View of north western facing (entrance) aspect of the property



View of north western facing aspect of the property

PROPERTY REFERENCE: 9

PROPERTY NAME: Cefn Gribyn

DISTANCE TO THE SITE: 175m

ORIENTATION OF FRONTAGE: North-west

DIRECTION TO THE SITE: North-west

SURVEY DETAILS:

Access granted to property and curtilage.

DESCRIPTION OF THE DWELLING:

Two storey building currently under restoration. Main aspects face north-west and south-east.

DESCRIPTION OF THE CURTILAGE:

The curtilage to this property is comprised mainly of agricultural buildings and associated hard standing with the main domesticated/amenity area (predominantly grassed) located immediately in front of and to the north-west of the house, and a small front garden located in front of the south-east aspect. There is a very low level of vegetative cover within the curtilage and boundaries are comprised of stone and concrete walls.

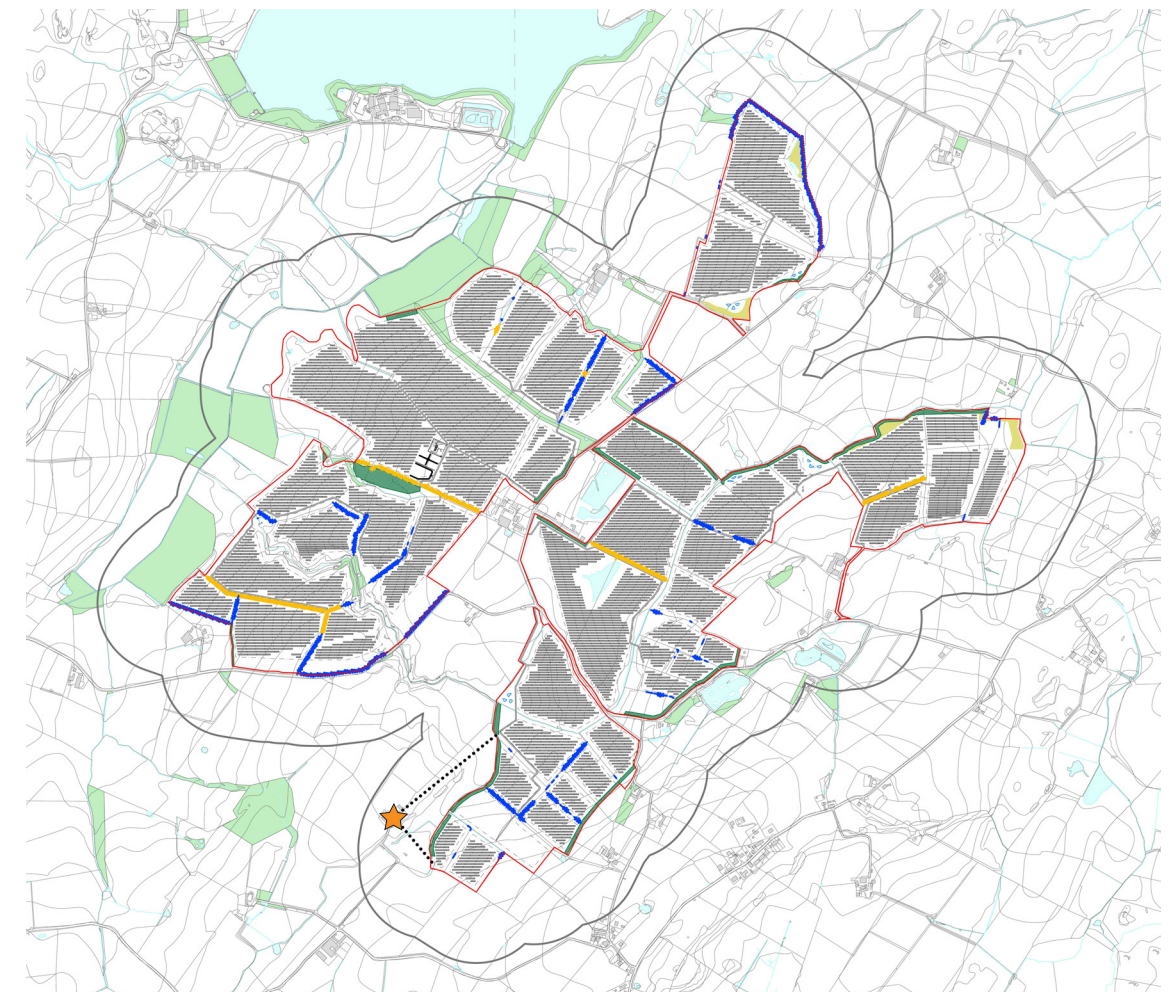
NATURE AND EXTENT OF VIEWS OF THE SITE FROM THE PROPERTY:

From the northwest facing aspect and associated curtilage there are limited oblique medium distance views of a small portion of the site due to the distance of the property from the site, the nature of the intervening topography where views tend to look over the site and beyond to more distant wider panoramic views.

From the southeast facing aspect and curtilage there are panoramic open views towards the ridgeline around Carmel. The site occupies a relatively small portion of the frame of view. It appears to the left of the field of view, beyond fields and the course of a stream in the foreground within fields that extend part way up the hillside towards Carmel.

MITIGATION RECOMMENDATION:

The proposed native woodland planting along watercourse will help to soften views of the edge of the proposed development and sides of solar panels. The proposed hedgerow restoration, including gapping up and enhanced management to a height of 2.5 to 3m would help to maintain the grain of the existing field boundaries, and protect the long-term landscape character of the valley. The Development does not extend up into the more elevated fields to the south-east of the property around Carmel, maintaining a backdrop of pastoral fields.



LIKELY CHANGE OF VISUAL AMENITY OF PROPERTY:

Solar panels and associated infrastructure will be introduced into the fields to the south-east and east of the property, beyond the existing watercourse. The existing hedgerow framework will be reinforced although there will be a change to the fields themselves where solar panels are introduced.

From the northwest facing aspect and associated curtilage there would be limited oblique medium distance views of a small portion of the proposal due to the distance of the property from the site, the nature of the intervening topography where views would tend to look over the proposal and beyond to more distant wider panoramic views.

From the southeast facing aspect and curtilage there are panoramic open views towards the ridge-line around Carmel. Although it would be a noticeable new element, the proposal would occupy a relatively small portion of the frame of view. The proposal would appear to the left of the field of view, beyond fields and the course of a stream in the foreground within fields that extend part way up the hillside towards Carmel. As mitigation planting establishes over time the existing hedgerow framework/habitats and characteristic pattern of fields surrounding the panels will be reinforced.

The duration and nature of change would be temporary, Long term (40 years) and reversible.

Legend

- Views from habitable rooms towards Site
- Open views
- Filtered / screened views
- Extent of potential views of development
- Extent of potential views of development screened by substantial vegetation, buildings and/or landform
- Cloddiau to be retained/restored
- Native woodland planting
- Proposed native scrub planting
- Proposed hedgerow (to a minimum height of 2.5 - 3m)
- Location



	AT YEAR 1	AT YEAR 15
MAGNITUDE OF CHANGE:	Medium to small (property and curtilage)	Small (property and curtilage)
VISUAL EFFECT:	Moderate to Minor Adverse	Minor Adverse
SIGNIFICANCE:	Not Significant	Not Significant

PROPERTY REFERENCE:	10	PROPERTY NAME:	Rhiw Goch Fawr	DISTANCE TO THE SITE:	150m	ORIENTATION OF FRONTAGE:	North-west & South-east	DIRECTION TO THE SITE:	Various
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