



View taken from the road of north western facing aspect of dwelling

View taken from the road of north western facing aspect of property

View of north western facing (entrance) aspect of dwelling

PROPERTY REFERENCE: 12

PROPERTY NAME: Ty Newydd

DISTANCE TO THE SITE: 55m

ORIENTATION OF FRONTAGE: East

DIRECTION TO THE SITE: Various

SURVEY DETAILS:

Access granted to property and curtilage.

DESCRIPTION OF THE DWELLING:

Two storey building. Main façades to north-west and south-east.

DESCRIPTION OF THE CURTILAGE:

The property is set back from road, accessed via an enclosed drive that is heavily enclosed by vegetation. The drive ends in a substantial courtyard located to the front/main (southeast facing) aspect of the house and contains a variety of residential paraphernalia and parked cars. The courtyard is enclosed to the southeast by a post and wire fence, along which there is a variety of ornamental planting of varied sizes interspersed with gaps. To the southwest the courtyard is mostly enclosed by the presence of a large outbuilding (single storey with high pitched roof) that sits at a right angle to the main dwelling.

There is also a garden curtilage area comprising enclosed terraces and spaces to the north and north-east of the property that is heavily enclosed on its boundaries by mature, dense vegetation.

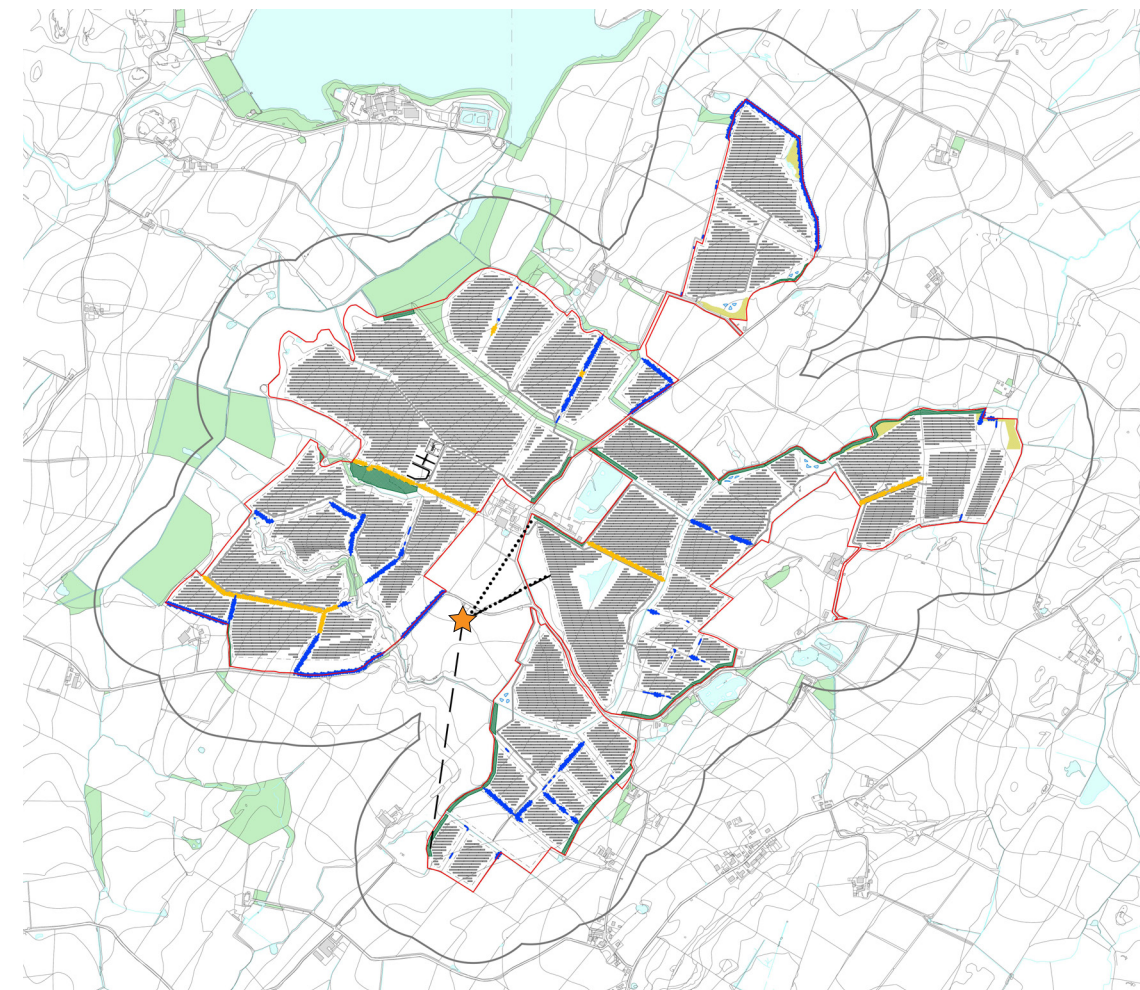
NATURE AND EXTENT OF VIEWS OF THE SITE FROM THE PROPERTY:

The property is located slightly down slope to the south side of a ridge-line. Because of this views of the proposal from the northwest facing aspect are limited and from the second storey windows only. The views would likely comprise the tips of panels located just beyond the ridgeline to the north, appearing as a minor new element in the foreground within what would be much wider long distance panoramic views.

From the main aspect that faces southeast there is the potential for direct and oblique views of the proposal from the ground and second storey. However oblique views to the south and southwest would be largely obscured or very limited by the screening presence of the outbuilding within the curtilage. The focus of views and direct line of views is primarily towards the southeast (with some oblique views to the east) across the valley towards the settlement of Carmel on the ridge-line beyond.

MITIGATION RECOMMENDATION:

The proposed development is set back from the property, located beyond the existing watercourse to the south-east and set back from the road to the east. As it establishes the proposed native woodland planting along the watercourse will help to soften views of the edge of the Development and the sides of solar panels. 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 within views.



LIKELY CHANGE OF VISUAL AMENITY OF PROPERTY:

From the ground floor the proposal would be intermittently visible due to partial filtering of views by existing vegetation along the boundary fence and vegetation around the proposal. From the second floor the proposal would be most prominent within views. The proposal would not appear in the immediate foreground as it is set back from the property at approximately 250m to the southeast and south of the existing watercourse in the valley beyond. The proposal would extend part way up the hillside beyond however views of open fields higher up the slope would remain. The proposal would not occupy or dominate the entire frame of view but would be a noticeable new element within views.

There would be oblique views of the proposal to the east, however the proposal would be set back/sufficiently distanced from the property beyond the minor road to the east of the property and would be seen in the context of wider panoramic views.

As mitigation establishes over time views from the ground floor would be further restricted. Views from the second story are likely to remain the same as they would tend to look over the development.

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



MAGNITUDE OF CHANGE: AT YEAR 1 Medium (property and curtilage)

AT YEAR 15 Medium to Small

VISUAL EFFECT: Moderate Adverse

Moderate to Minor Adverse

SIGNIFICANCE: Significant

Not Significant

PROPERTY REFERENCE: **13**

PROPERTY NAME: Gorsgoch

DISTANCE TO THE SITE: 15m

ORIENTATION OF FRONTAGE: South-east

DIRECTION TO THE SITE: Various



View taken from curtilage looking north eastwards towards the Site



View of northeast aspect of outbuilding and other residential paraphernalia



Views from access track towards Site



Views from upper story



View from southeast aspect of property



Views from upper story



View of north western facing (entrance) aspect of dwelling

PROPERTY REFERENCE: 13

PROPERTY NAME: Gorsgoch

DISTANCE TO THE SITE: 15m

ORIENTATION OF FRONTAGE: South-east

DIRECTION TO THE SITE: Various

SURVEY DETAILS:

Access granted to property and curtilage.

DESCRIPTION OF THE DWELLING:

Two storey property with main aspects facing south-east, north-east and north-west. Habitable/primary living rooms are predominantly on the ground floor with bedrooms upstairs.

DESCRIPTION OF THE CURTILAGE:

Large property with lawned terraces to the immediate south-east and north-west of the house, and two outhouses located to the north and north-west. The south-eastern terrace has a timber fence to screen views of the working yard beyond. Large ponds with some associated planting to the north-east and a pastoral field are located between the property and a road. A mature, coniferous tree belt encloses the south-western boundary of the property and the driveway. Native hedgerow encloses the property along the roadside and along the north-east boundary located adjacent to the Site. Post and wire fence-line marks the southeast boundary with the Site.

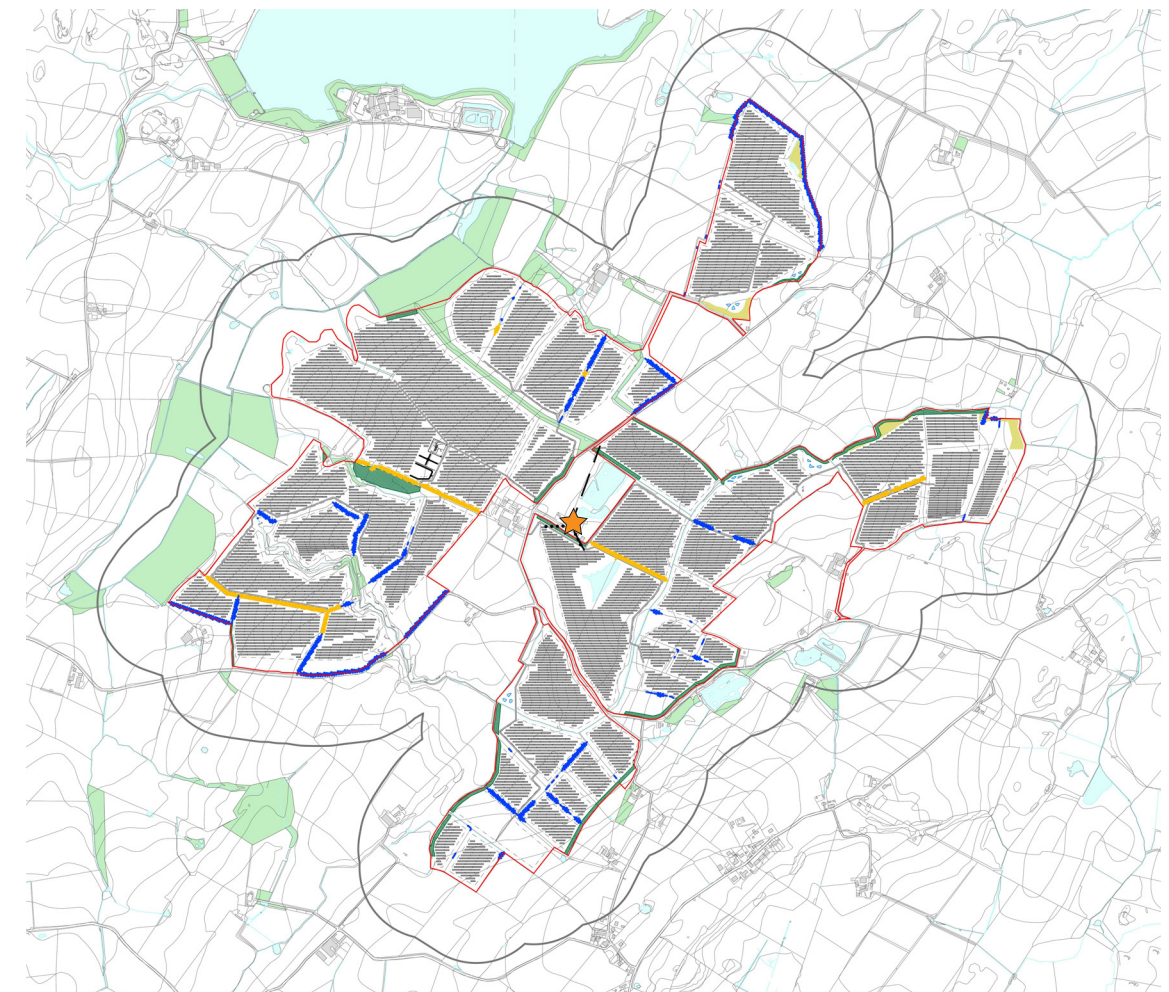
NATURE AND EXTENT OF VIEWS OF THE SITE FROM THE PROPERTY:

Despite its elevated position, from the ground floor, the site is well screened due to the intervening coniferous belt and the set back created by an intervening building yard, ponds and vegetation.

There are upper storey views of the Site to the east and south.

MITIGATION RECOMMENDATION:

Solar panels are proposed to be set back from the curtilage to protect the pond and land that is managed by the owner of the property for the benefits of wildfowl.



LIKELY CHANGE OF VISUAL AMENITY OF PROPERTY:

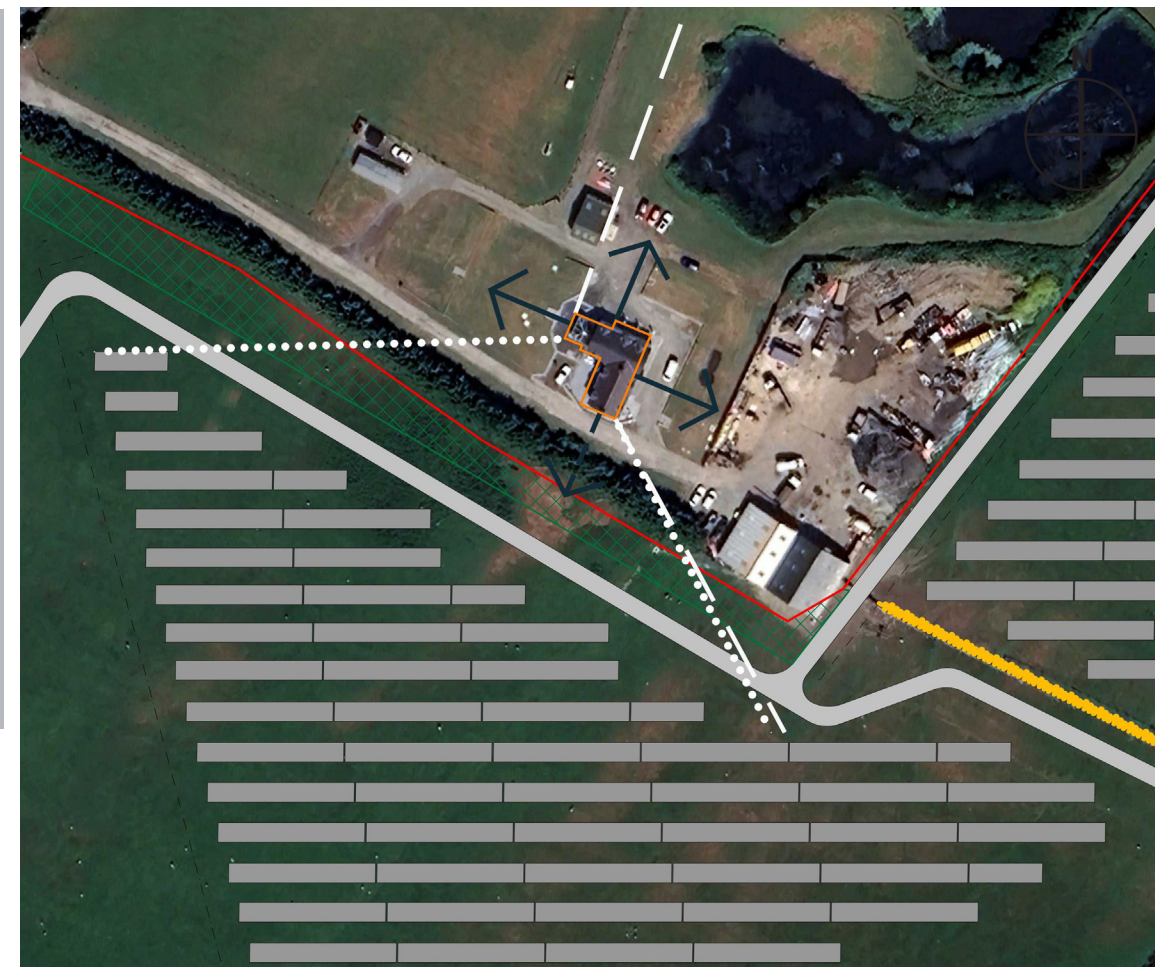
Solar panels, access track plus other associated infrastructure will be introduced into the fields surrounding the property, although there is substantial screening due to the Leylandii hedge to the south-west, timber fence and working yard to the south-east and the ponds to the north-east. The landform falls away, with solar panels in the fields rising up to the east, seen against a backdrop of pastoral fields and wooded hills.

The proposal would cause a limited change/deterioration to 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
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- Location



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	AT YEAR 1	AT YEAR 15
MAGNITUDE OF CHANGE:	Small	Small
VISUAL EFFECT:	Minor Adverse	Minor Adverse
SIGNIFICANCE:	Not Significant	Not Significant