



View taken from the curtilage looking north eastwards towards the Site



View taken from curtilage looking north westwards



View of north eastern facing (entrance) aspect of dwelling

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

SURVEY DETAILS:

Access granted to curtilage.

DESCRIPTION OF THE DWELLING:

One and a half storey building, resident currently living on ground floor with plans to extend habitable rooms into north-eastern portion of house closest to Site boundary. Main façades face northwest and southeast.

DESCRIPTION OF THE CURTILAGE:

The property forms part of a farmstead, with residential curtilage wrapping the property to the north, east and south. The curtilage is heavily enclosed by tree belts and the property is accessed via a long, tree-lined drive off a minor road. Agricultural buildings and a courtyard of hard-standing lie to the west and southwest of the house. Four small fields that are given over to cattle grazing surround the farmstead. The northern field boundary is defined by a post and wire fence, beyond which lies the Site. To the east of the fields belonging to the property, a hedgerow marks the boundary with the Site.

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

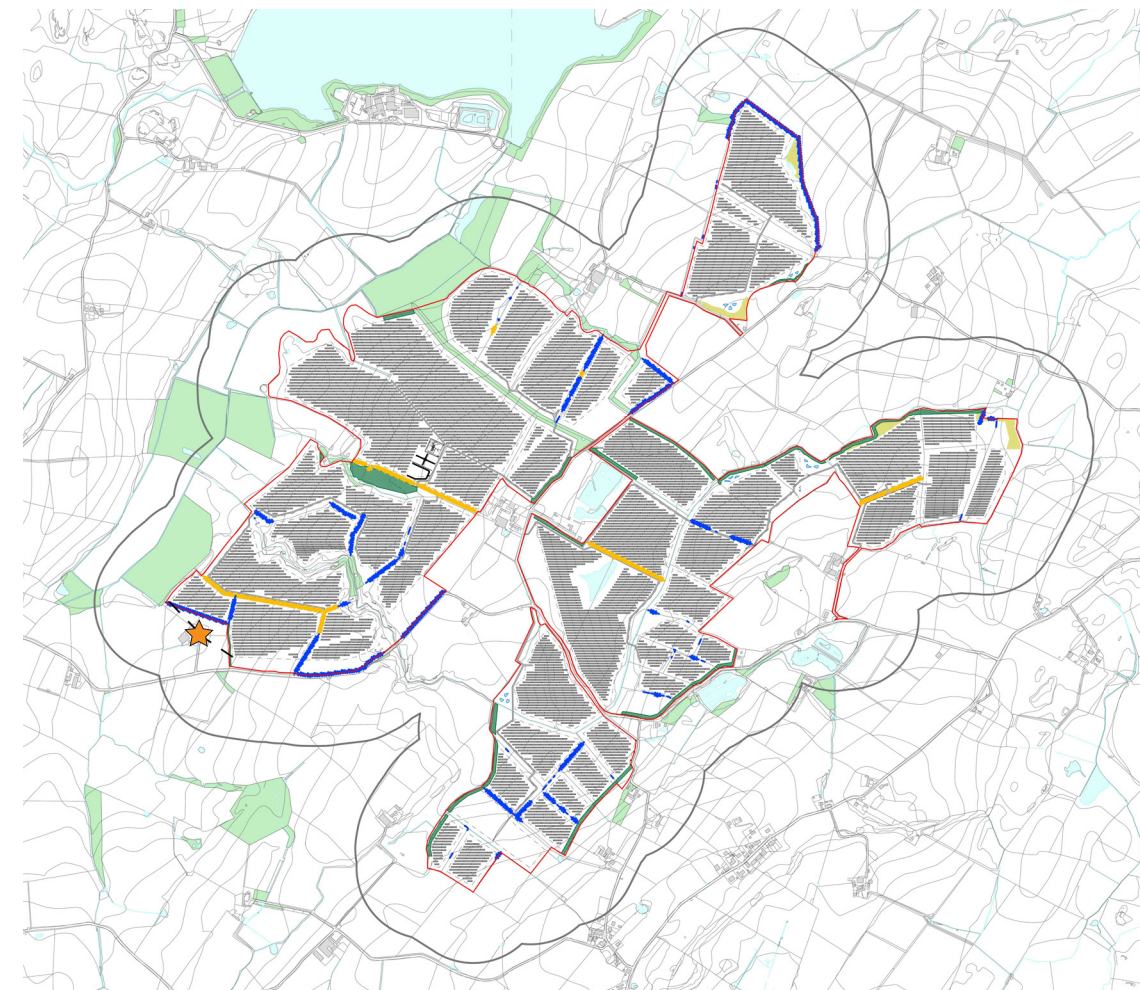
Views from the residential property and curtilage are generally enclosed by mature vegetation, although there are views from under the coniferous tree belt canopy across the Site and beyond across Cors-y-bol valley. There are open views to the north and north-east from the small pastoral field north of the house, with the Site in the foreground, seen against the backdrop of distant hills.

MITIGATION RECOMMENDATION:

Solar panels are set back from the property boundary along which a native hedgerow is proposed. This would serve to define the Site boundary and providing low-level screening of the solar panels and retain long distance open views across the valley.

As part of the initial landscape strategy a woodland belt was proposed along the northern edge of property. However in order to preserve the open views afforded to and appreciated by the occupants the proposed woodland belt was removed and replaced with a native hedgerow corridor along the field boundary with a set back of the panels from the hedgerow. As the land falls away quickly and the proposed hedgerow should screen near-distance views of the Site, with only long distant views remaining.

Alongside the properties eastern boundary with the Site, a woodland belt is proposed, the intention of which is to reinforce the screening and filtering effects on views provided by the existing hedgerow in this location.



LIKELY CHANGE OF VISUAL AMENITY OF PROPERTY:

Solar panels and associated infrastructure will be introduced into the fields to the north and east of the property, beyond the existing trees and fields. The ground falls away to the north, with the majority of the proposed development screened by the intervening landform within the curtilage of the property.

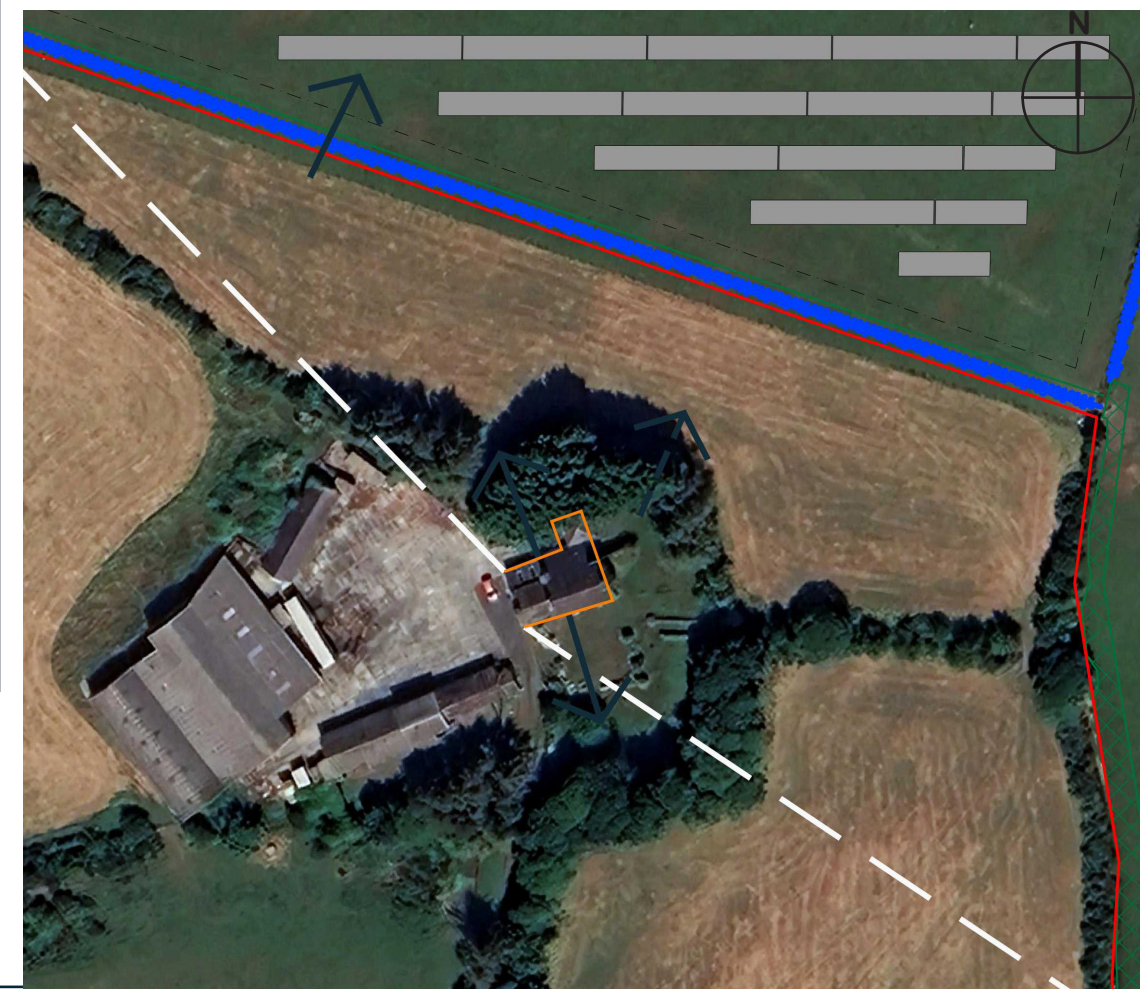
Once established the proposed hedgerow would screen the solar panels seen to the north and north-northeast of the property whilst maintaining longer distant views of the landscape beyond the proposal. It is unlikely that the proposal would be visible to the east due to the density of intervening vegetation within the curtilage and along the Site boundary.

The proposal would on balance result in a 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



MAGNITUDE OF CHANGE:

AT YEAR 1
 Very Small (property)
 Very Small (immediate curtilage) & Medium (wider curtilage of fields)

AT YEAR 15
 Very Small to None (property)
 Very Small to None (immediate and wider curtilage)

VISUAL EFFECT:

Minor Adverse (property)
 Minor (immediate curtilage) & Moderate Adverse (wider curtilage)

Minor to Negligible Adverse (property and immediate & wider curtilages)

SIGNIFICANCE:

Not Significant

Not Significant

PROPERTY REFERENCE: **11**

PROPERTY NAME: Glan-y-gors

DISTANCE TO THE SITE: 60m

ORIENTATION OF FRONTAGE: North-west

DIRECTION TO THE SITE: North-east



View taken from curtilage looking north eastwards towards the Site



View of north western facing (entrance) aspect of dwelling

PROPERTY REFERENCE: **11**

PROPERTY NAME: Glan-y-gors

DISTANCE TO THE SITE: 60m

ORIENTATION OF FRONTAGE: North-west

DIRECTION TO THE SITE: North-east

SURVEY DETAILS:

Surveyed from roadside.

DESCRIPTION OF THE DWELLING:

Single storey building. Unable to access property as resident away. Main facade faces north-west.

DESCRIPTION OF THE CURTILAGE:

Cottage is immediately adjacent to pastoral field and lane, with a very small front garden and heavily planted back garden that faces south east.

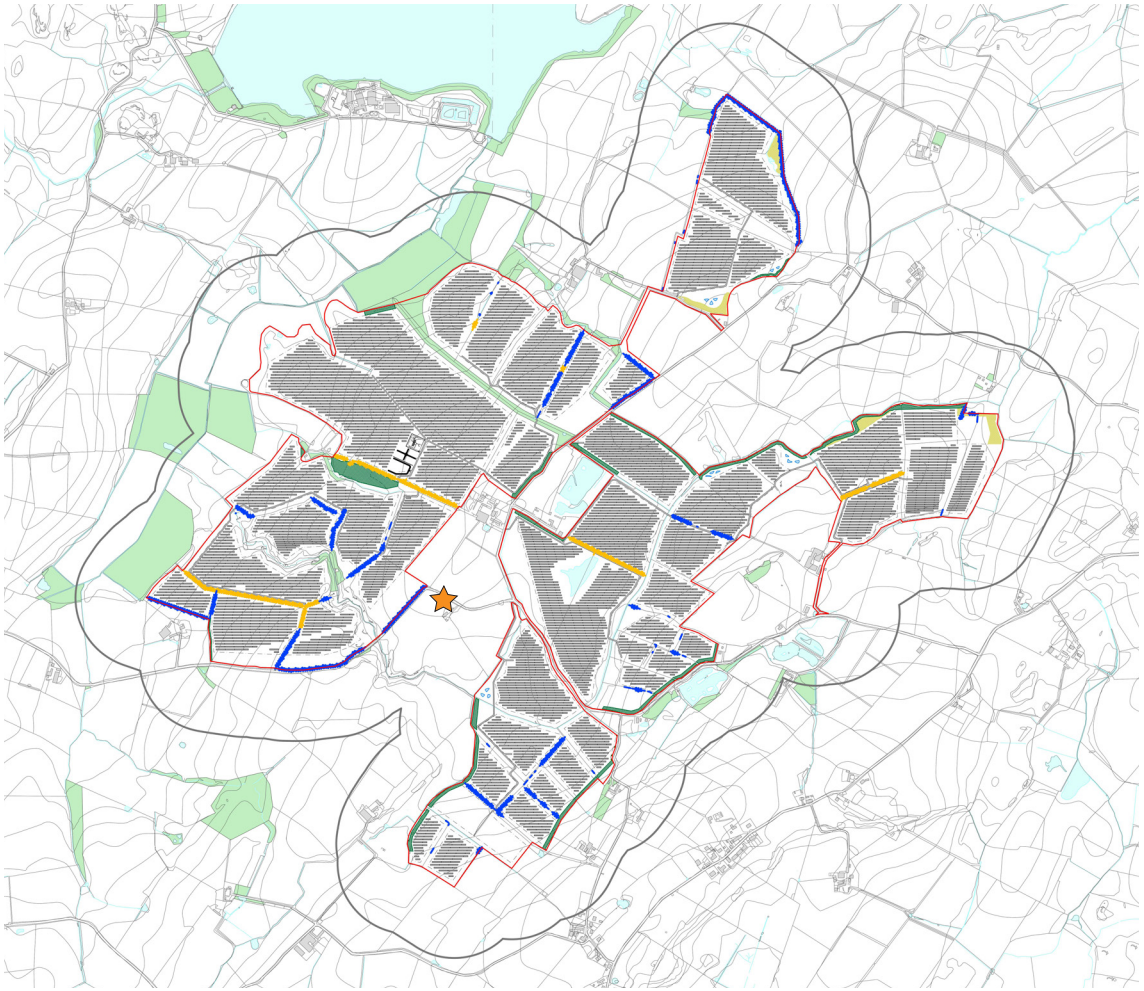
NATURE AND EXTENT OF VIEWS OF THE SITE FROM THE PROPERTY:

There are no views of the site to the north west due to the land rising up between the property and the site. The site lies beyond the intervening ridge-line. Due to the density of intervening vegetation and the property Gorsgoch there are no views of the site to the south east.

Views of Site curtailed by landform - as confirmed by parents residing at Gorsgoch.

MITIGATION RECOMMENDATION:

None required



LIKELY CHANGE OF VISUAL AMENITY OF PROPERTY:

None

MAGNITUDE OF CHANGE: AT YEAR 1: None (property and curtilage)
 AT YEAR 15: None (property and curtilage)

VISUAL EFFECT: Neutral

SIGNIFICANCE: Not Significant

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



PROPERTY REFERENCE: 12

PROPERTY NAME: Ty Newydd

DISTANCE TO THE SITE: 55m

ORIENTATION OF FRONTAGE: East

DIRECTION TO THE SITE: Various