



PHOTO SURVEY

RE: ALTERATION AND CONVERSION OF REDUNDANT STABLES TO ANCILLARY STUDIO, WINE STORAGE AND PLANT ROOM

**Cotswold House, Pancake Hill, Chedworth,
Gloucestershire, GL54 4AP**

**On behalf of:
MR & MRS LANGLEY**

Date: November 2023

Ref: AP/P/L-035A

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RTPI

Chartered Town Planner

CONTENTS:

	Page No:
1. INTRODUCTION	2
2. VISUAL ASSESSMENT	2
Photo Viewpoint 1	3
Photo Viewpoint 2	3
Photo Viewpoint 3	4
Photo Viewpoint 4	4
Photo Viewpoint 5	5
Photo Viewpoint 6	5
Photo Viewpoint 7	6
Photo Viewpoint 8	6
Photo Viewpoint 9	7
Photo Viewpoint 10	7
Photo Viewpoint 11	8

1. INTRODUCTION

- 1.1 This photo survey has been prepared by **Plan-A Planning and Development Ltd** in support of a full planning application for the conversion of a redundant stables to a work studio, at Cotswold House, Pancake Hill, Chedworth. It has been prepared in response to photographs taken by officers in support of the Council's pre-application advice (23/01812/PAYPRE) which provide an inaccurate basis on which to assess the proposals as they do not follow the Landscape Institute's best practice guidelines, as set out within their '*Visual Representation of Development Proposals*' technical guidance (Technical Guidance Note 06/19).
- 1.2 The Council's pre-application advice raised questions over the relative prominence of the existing stable building and the paddock which lies to the south of it within the wider valley landscape. Therefore, it is of vital importance to ensure that an accurate visual assessment of the site is provided which is in full accordance with best practice guidelines. Accordingly, the field assessment was undertaken using a Canon EOS 550D camera with an 18-55mm lens set at 35mm focal length.

2. VISUAL ASSESSMENT

- 2.1 The field survey was undertaken on 7th November 2023 in dry but overcast conditions and takes in a range of viewpoints, including those selected by officers as part of their pre-application enquiry response. The existing building is located on the upper slope of the northern side of the valley and, whilst not visible from the valley floor (due to intervening topography and vegetation), is visible at close-range and from some publicly accessible viewpoints on the south side of the valley. Therefore, both close-range and longer distance views are incorporated as part of the visual assessment (see photographs 1-7 and 8-11 respectively), as identified on the Google Earth extract below.



Google Earth extract of photo viewpoints and site location (marked by asterisk)

Photo Viewpoint 1



The stables building is partially visible in close-range views from the south-eastern corner of the site. However, it is set within the context of the extended dwelling and available views will progressively disappear as the vineyard develops.

Photo Viewpoint 2



The above comments also apply to views from the track to the south of the site and those from the south-western corner (see Photo Viewpoint 3 below).

Photo Viewpoint 3



(See above comments)

Photo Viewpoint 4



The stables building is visible in close-range views from along the site's western boundary (see also Photo Viewpoint 5 below). However, it is clearly set within the context of the extended dwelling and appears ancillary to it in both use and function.

Photo Viewpoint 5



(See above comments)

Photo Viewpoint 6



The stables building is largely screened to close-range views from the lane to the rear of the site by existing boundary vegetation. It is also clearly set within the context of the extended dwelling and appears entirely subordinate to it.

Photo Viewpoint 7



Close-range views from the lane to the north-eastern corner of the site do show a degree of separation between the stables building and extended house although are still indicative of an ancillary relationship.

Photo Viewpoint 8



Whilst visible in longer distance views from the lane adjoining No.1 The Hemplands, the stables building is not prominent and is clearly set within the context of the extended dwelling.

Photo Viewpoint 9



The stables building is even more discreet in views from Upper Barn Highway and seen as a minor element of a broad vista which encompasses a mix of other built development associated with the village.

Photo Viewpoint 10



Whilst the stables building appears slightly more isolated in views from next to Denfurlong House, it still remains a discreet element within a broad vista encompassing other built development associated with the village.

Photo Viewpoint 11



The stables building is barely visible in views from the junction of Green Lane and Upper Barn, before being lost to view entirely in views from further to the west.