

LANDSCAPE IMPACT ASSESSMENT

Policy GN4 of the Local Plan states that proposals within or affecting a Special Landscape Area or its setting should be accompanied by a Landscape Impact Assessment setting out how the proposal protects and enhances the landscape, taking into account the requirements of this policy.

There is no trigger point within the policy as to when such assessments should be submitted and larger scale or new developments will clearly have a more significant impact than minor proposals such as that proposed in this application, which is for the replacement of an existing dwelling with a new dwelling.

So in terms of assessing the impact on the landscape, the main affect is the re-siting of the proposed dwelling and an increased height compared to existing.

On both counts the visual impact is modest and with the dwelling set back towards the rear of the site and adjacent to existing retained buildings, it is considered than any impact on the landscape from the development is modest and would not have any negative effect.