



Proposed Replacement Building – Landscape & Visual Appraisal

It is considered that there will be no adverse effects on the local landscape, its character, or visual amenity, as a result of the proposed development.

Landscape

The proposals will not impact any existing trees or planting, other than a slight reduction in the quantity of amenity grassland on site due to the increased building footprint. Whilst mature trees line the western boundary, they will not be impacted in any way by the proposals either during or following construction due to their distance from the development.

Geological records do not indicate any features of significance that would be impacted by the proposals and there is no hydrology on site.

According to the ecological report that accompanies this application there are no known habitats on this site and there will be no adverse effects on protected species.

External lighting at the entrance to the building will be specified to be low energy and of appropriate intensity, with shielding to prevent upward light spill. Wherever possible the use of a motion sensor and integrated timer shall be included to minimise the amount of time that lighting is active.

Visual

The site lies adjacent to existing residential properties but is generally well screened by tall mixed hedges to the boundaries, mitigating any detrimental effect on the surrounding properties.

The proposed use of traditional form and materials for the external appearance of the building will help it to fit in comfortably with the existing surroundings and maintain a low-key appearance.