

SDP Architecture

Landscape Visual Impact Assessment

07.11.2023

Construction of New House, Roseway, Stoke Golding. CV13 6HQ

INTRODUCTION

This assessment has been compiled to aid the planning application for a new dwelling on vacant pastureland on Roseway between the existing development and the new Cora development under construction.

LANDSCAPE

The site is bound on 3 sides as follows:

- South East – **Existing** A new fence and grass bank installed during the formation of the extension to Roseway to the new Development.
Proposed A new fence and grass bank installed during the formation of the extension to Roseway And a new sloped access drive..
- South West – **Existing** An existing timber fence
Proposed The existing timber fence with some shrub planting
The existing gate will be removed and a timber fence infill to match the existing,once
The new driveway has been formed.
- North West – **Existing** Open aspect to the fields beyond
Proposed Open aspect to the fields beyond
- North East - **Existing** An existing timber fence with self-seeded plum trees and large conifers
Proposed An existing timber fence with self-seeded plum trees, conifers removed.

It is intended to remove 6no. self-seeded plum trees, a large walnut tree, 2 apple trees and a run of very tall Conifer trees..

It is intended to plant a new Walnut tree in the corner presently occupied by the Conifer trees and to plant 2 new Apple trees alongside the Walnut tree , all in the rear garden.

A new Cherry tree will be planted in the front garden along with some additional shrubs in a feature wall arrangement to the South East corner of the plot.

All remaining and new trees will be protected during the building works.

The sloping drive will be constructed from porous block paving from pavement to top of the slope, a porous gravel drive and hard-standing will then be formed with a gravel board perimeter.

There will be a 450x600mm concrete paved path to the front and rear of the house with shrub planting between the house and the path.

The remainder of the front garden will be laid to lawn and will reflect the openness of the other properties on Roseway

The rear garden will have a paved terrace area with lawn extending to the North West boundary.

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VISUAL IMPACT

The design of the house, has to some extent made heed of the existing houses, many of which have been extended or altered since they were constructed. This has led to a more sculptural look to the houses rather than a flat elevation.

We have tried to copy this house evolution by having the house on brick with the rear extensions being rendered to mirror the evolution and to give some varying aesthetic points and shadows across the elevations.

The height and width of the house have also been considered against the existing houses and a similar width and roof height have been achieved,

This is in part due to removing a large section of the central plot in order that the new house is not significantly higher than No.77 the nearest neighbour.

The intention is to remove the 10m high conifers to the North East corner of the site which will aid the long range view. However with the construction of the 65 houses, the aspect of the important view has changed, and to copy the planners report

a development of 65 houses has been granted permission and is under construction at the top of Roseway, adjacent to the application site (as referred to throughout this report). This has changed the views of this part of the Village and it is not considered that one dwelling in this adjacent location along Roseway would significantly alter the view when taking into account the provision of 65 new dwellings in this immediate area.

We would therefore contend that there will not be any significant visual impact to important views by this development.