



IMAGE 0.1 (DIRTY FOOT LANE)

the farm entrance is visible to the right of the image, the mature hedgerow screens the existing farmhouse and two storey barn

side elevation of the existing farmhouse, refer to drawing 049 - 0051 for comparison with replacement dwelling, this view will be screened by tree planting



IMAGE 0.4 SIDE ELEVATION (NORTH)



IMAGE 0.2 (ADJACENT LAND SOUTH)

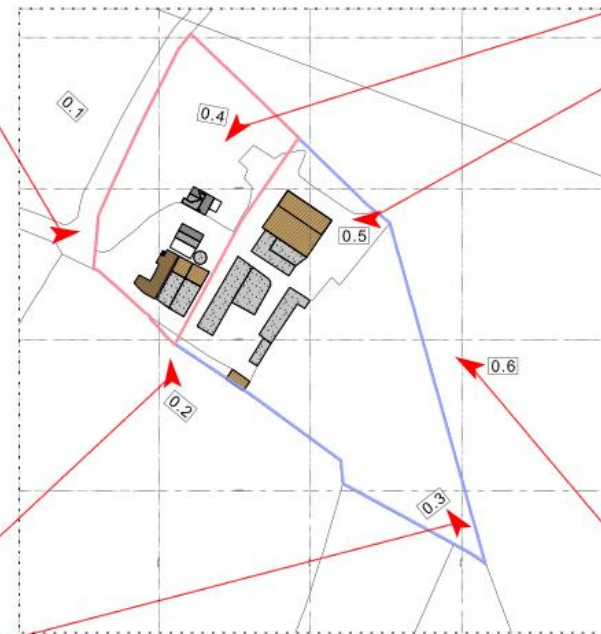


IMAGE 0.5 REAR (EXISTING BARN STRUCTURE)



IMAGE 0.3 REAR (SOUTH-EAST)

mature hedgerow than stretches the full boundary running from north to south-east, the ground also rises along the boundary

the existing farmhouse is obscured with only the roof visible

the rising gradient of the farmland 'screens' the existing farmhouse (photo taken within the farm boundary)



IMAGE 0.6 REAR (ADJACENT LAND EAST)

SITE OBSERVATIONS / CONTEXT

Image 0.1 - Front Elevation (West / Dirty Foot Lane)

The existing farmhouse and two-storey barn are entirely screened by a mature hedgerow. The hedge clearly defines the boundary of Robins Nest Farm and is well established. The proposed replacement dwelling has a ridge line lower than the existing farmhouse.

Image 0.2 - Side Elevation (South)

Along the southern boundary to Robins Nest is a mature hedgerow and some mature trees. The land on the adjacent property slopes upwards towards a large and prominent dwelling on the ridge. The replacement farmhouse is somewhat remote from neighbouring dwellings and screened by the existing hedgerow.

Image 0.3 - Rear Elevation (South-East)

This photograph demonstrates that even within the boundary of the farm itself the impact of the existing structures is greatly diminished and barely visible.

The proposed dwelling has a lower ridge line and will appear narrower as a built form. The gap between the existing farmhouse and two-storey barn is only visible from an exact perpendicular view. The gap is lost from any oblique angle which would be the basis of the majority of the surrounding views. The existing buildings appear, when viewed from almost all direction to be larger than the replacement dwelling.

Notwithstanding this, the image clearly shows how set-down the existing buildings and thus the replacement dwelling are in the existing landscape.

Image 0.4 - Side Elevation (North)

The view of the existing farmhouse and therefore the replacement dwelling is most visible from a northerly direction.

However the proposed dwelling is barely more visible than the existing farmhouse (refer to drawing 049 - 0051) and the difference or material effect on the openness of the green belt is negligible.

To mitigate against any exposure a significant amount of tree planting is proposed along the northern boundary in the locality of the farmhouse / replacement dwelling.

It is also worth noting that the only other property remotely near to Robins Nest is Westwood Farm and therefore the visual impact is non-material.

Image 0.5 - Existing Barn Structure (East)

The large barn structure situated to the east side of the existing farmhouse is located at a higher ground level. The farmland rises in an easterly direction. The barn structure screens the existing farmhouse and two storey barn. It would also screen the replacement dwelling.

Image 0.6 - Adjacent Land (East / South-East)

Due to the orientation of the existing farmhouse the plot boundary extends from the north to the south-east of the existing farmhouse and therefore the replacement dwelling.

Along the length of this boundary is a mature hedgerow and some large mature trees in isolation. This topography screens the existing and proposed structure(s). The land rising in an easterly direction from the existing farmhouse would also serve to screen the replacement dwelling.

Summary of Site Context

A considered look at the context in which the existing dwelling and the replacement dwelling demonstrates that the impact of the proposal would have a negligible effect on the visual amenity and openness of the green belt.

As the existing farmhouse is set-down in the landscape so is the replacement dwelling. There ground rises to the south and east the obscuring views of the farmhouse and the proposal. A screen of trees are proposed to mitigate against any distant views from the north. A mature hedgerow screens the proposal entirely from the west.

REPLACEMENT DWELLING - ROBINS NEST FARM

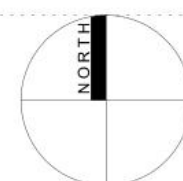
SITE CONTEXT
PROPOSED
PLANNING

Date March 2021

Scale NTS @ A3 049-0072

Rev Date Comment
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