Visual Impact Assessment (VIA)

Proposed Replacement Dwelling at Llys Llewelyn, Garth, Llangollen LL20 7YL

1. Introduction

This Visual Impact Assessment supports a full planning application for redevelopment at Llys Llewelyn, Garth.

The proposal replaces an existing deteriorated bungalow with a contemporary dwelling designed to integrate with the landscape.

This assessment considers visibility, landscape integration, and effects on visual receptors.

This document should be read in conjunction with the associated application forms and drawings which explain and present the scheme in full.

2. Site Context and Baseline Condition

The site is located on elevated land with extensive views across the Dee Valley.

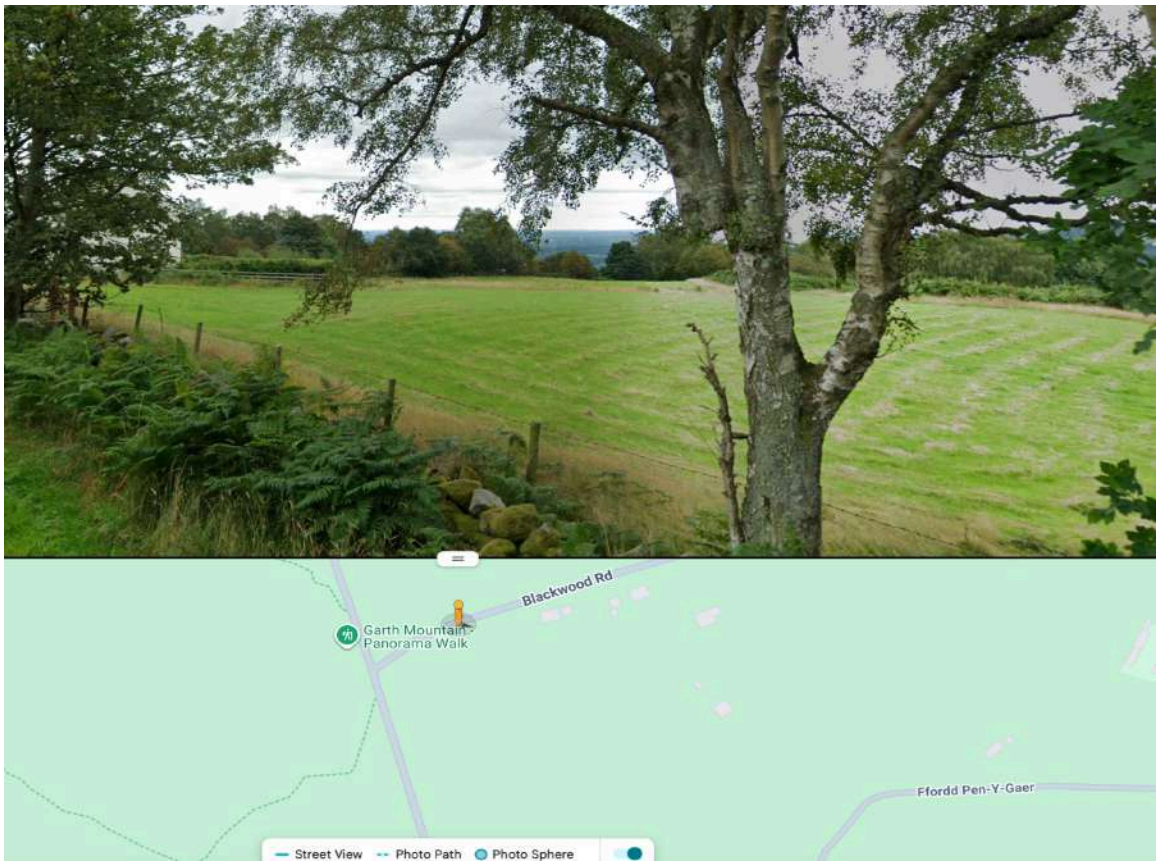
The existing dwelling is of limited architectural merit and is visually recessive.

Vegetation provides strong screening, particularly in summer months.

The site presents an opportunity for visual enhancement.

The following images show the site in context from neighbouring nearby roads and long distance views:


Acrefair
Dinas Brân
Tower Hill Barns
Garth
Trevor
Trevor Hall
A539
Llangollen Rd
Mill St
B5434
Street View
Photo Path
Photo Sphere
Click highlighted areas to see images Learn more


Blackwood Rd
Garth Mountain - Panorama Walk
Ffordd Pen-Y-Gaer
Street View
Photo Path
Photo Sphere


Blackwood Rd
Garth Mountain ·
Panorama Walk


Blackwood Rd
Garth Mountain ·
Panorama Walk
Woodland cottage
Maes Mawr Rd



3. Proposed Development

The scheme introduces a contemporary two-storey dwelling and associated garage.

Key features include horizontal massing, dark materials, extensive glazing, and integrated landscaping.

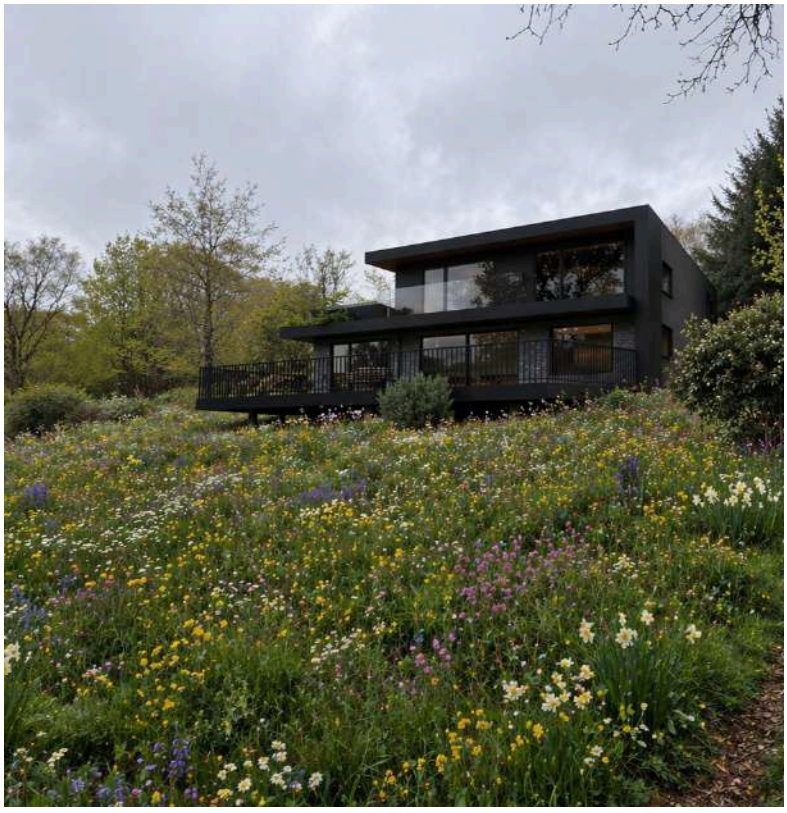
The design seeks to minimise visual impact and respond to the surrounding woodland character. Refer to full design and access statement for explanatory design narrative.

Existing



The proposal is set in the location of the existing property with orientation to take advantage of the views, provide privacy, finishes that set the home into the long distance views and a landscape that will have a light touch enhancement approach.

Proposed



Existing



Existing stepped levels will be adopted to keep the proposal set within the landscape. Existing spaced out buildings will be brought together to reduce massing, alongside the use of materials and soft landscape enhancements to integrate the proposal into its setting.

Proposed



4. Visual Appraisal

Immediate Views: The building integrates with the landscape and appears subordinate.

Near Views: Visibility is filtered by vegetation, with glimpsed views only.

Mid/Far-Distance Views: The proposal is largely screened and visually recessive.

Seasonal Variation: Increased winter visibility is mitigated by materials and planting.

5. Assessment of Effects

Magnitude of Change: Low to Moderate locally; negligible at wider scale.

Sensitivity: Medium to High for landscape; lower for private views.

Overall Effect: Neutral to Positive.

6. Landscape Integration

The proposal embeds the building within the landscape through planting and form.

It replaces a deteriorated structure with a high-quality architectural response. Refer to proposed visual concepts and landscape architect scheme.

7. Conclusion

The scheme respects the landscape and setting which results in limited visual impact.

It enhances the site and is considered acceptable in visual and planning terms.