

Landscape and Visual Appraisal

Visibility of the site from public vantage points is limited from Bosmere Road and Sandy Point Road as well as immediate adjoining neighbours. The neighbouring property to the west of the site has extremely limited vantage point due to the presence of dense vegetation and mature trees; both within the property itself and the boundary line shielding the property from view. To the east the immediate neighbouring property does not have any windows overlooking the site, adjoining properties on Bosmere Road the back onto the garden of the proposed also have limited vantage points. The site is surrounded by mature trees and dense vegetation both within the neighbouring properties and on all boundary lines. The proposed does not seek to remove any planting or trees. To the south, the vantage point of the proposed frontage is extremely limited due to the presence of dense vegetation and mature trees (to be retained). There is a small opening for road access but the views are filtered to an extent by the existing landscaping.

Viewpoint 1 - The site is seen in the context of existing frontage from Sandy Point Road and the neighbouring western property. The site is almost entirely obscured from this vantage point by dense vegetation and mature trees. Viewpoint 2 - the site is seen in the context of the view from Bosmere Road to the east, the proposed development roof maybe be viewed at this Vantage point through the existing trees and vegetation, albeit filtered to an extent. Viewpoint 3 - the site is seen facing Sandy Point Road and Bosmere Road through the existing trees and hedgerow. The proposed development would largely be obscured from this vantage point behind existing properties.



1.



2.



3.

