



Dawn Lloyd
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By email only to: developmentapplications@teewkesbury.gov.uk

8 January 2021

Dear Dawn

APPLICATION NO: 20/00838/FUL

DESCRIPTION: Erection of a replacement dwelling and detached garage

LOCATION: Merlewood, Coopers Hill, Brockworth

Thank you for consulting the Cotswolds Conservation Board ('the Board') on the additional plans that have been provided in relation to this proposed development, which would be located within the Cotswolds National Landscape.

The Board previously submitted comments on this planning application on 12 November 2020, at which time we recommended that the applicant should be required to provide photomontages of the proposed development, as seen from key viewpoints. As such, we are pleased to see that the applicant has subsequently provided this information, in the form of three visual assessment images.

However, for the reasons outlined below, the Board objects to the proposed development and we recommend that planning permission should be refused.

The photomontages clarify that the proposed dwelling would substantially increase the visual prominence of the dwelling, compared to the existing dwelling. This is particularly the case when seen from the footpaths to the north (as shown in Visual Assessment Image 1) and, to a lesser degree, when viewed from the Cotswold Way National Trail to the west (as shown in Visual Assessment Image 3).

With regards to the view shown in Visual Assessment Image 1, the proposed dwelling would potentially supersede the neighbouring property of Highridge as the dominant feature, or focal point, of this view. The high sensitivity of the visual receptors on these footpaths, combined with the medium magnitude of change, would result in an adverse visual effect of moderate-major significance.

With regards to the view shown in Visual Assessment Image 3, the very high sensitivity of the visual receptors on the Cotswold Way National Trail, combined with a low magnitude of change, would result in an adverse visual effect of moderate-major significance.

We acknowledge that these views would be experienced by walkers on these footpaths for just a short period of time. However, this is balanced by the fact that these footpaths from which these key views are experienced are likely to be very well used. This is particularly the case given that the site is

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The Cotswolds National Landscape is a designated Area of Outstanding Natural Beauty (AONB), managed and looked after by the Cotswolds Conservation Board.

cotswoldsaonb.org.uk

Chairman:
Brendan McCarthy
Vice Chair:
Rebecca Charley

located adjacent to a public parking area as well as the Cotswold Way National Trail (and one of the National Trail circular walks¹), Cooper's Hill Local Nature Reserve, the internationally important Cotswold Beechwoods and the location of one of the most famous events in the Cotswolds National Landscape – the Cooper's Hill Cheese Rolling.

Another key concern is the potential, night-time light pollution from the proposed dwelling, particularly in relation to the north-facing gable glazing. The applicant's supporting information indicates that the area of glazing has been reduced following pre-application discussions. However, this glazing is still very extensive and dominates the protruding northern face of the dwelling. As such, light pollution from the proposed dwelling would be significantly more than from the existing dwelling.

Visual Assessment Image 1 clarifies that the dwelling would have an extensive, uninterrupted view, through this gable glazing, down the Cotswold escarpment and along the Severn Vale. The visual panorama in Appendix 1 shows that this view would extend approximately 90km to the Clent Hills, on the edge of Birmingham, and beyond. Given that these views are so extensive and uninterrupted it also follows that any night-time light emitted from dwelling through this gable glazing would also be seen across a wide area and from a substantial distance. This would not be compatible with the objective of conserving and enhancing the dark skies of the Cotswolds National Landscape.

Finally, whilst we are pleased to see the inclusion of Cotswold stone in the proposed design, the design is more akin to that of a barn conversion rather than that of a dwelling designed in the locally distinctive, Cotswold vernacular, which is one of the special qualities of the Cotswold National Landscape.

If you have any queries regarding these comments, please do get in touch.

Yours sincerely,

A handwritten signature in black ink that reads "John Mills". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

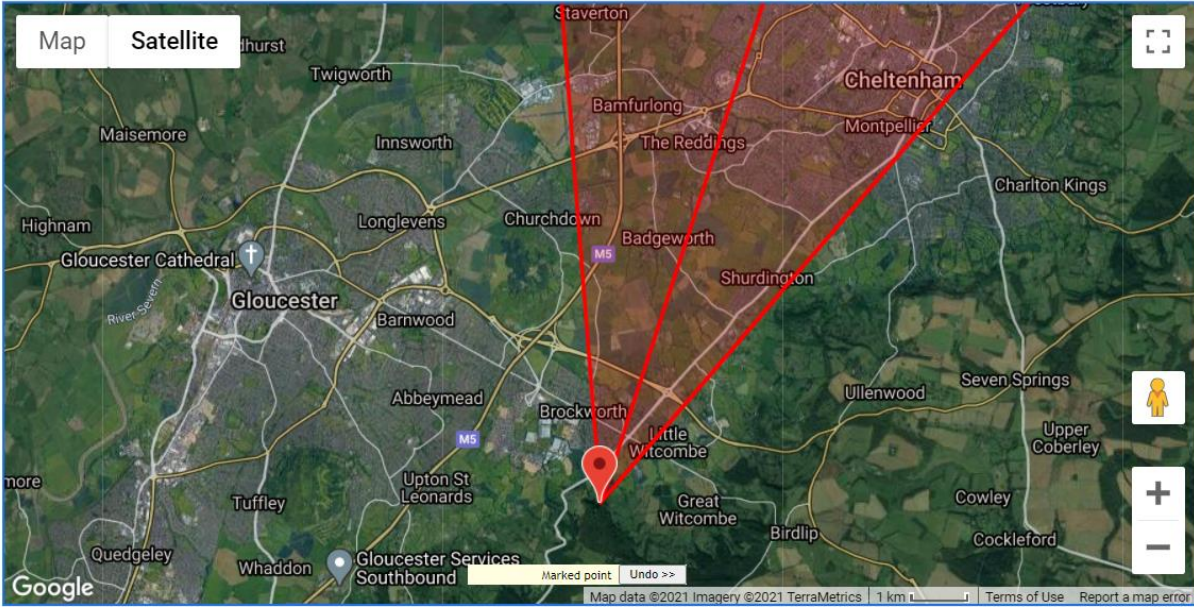
John Mills
Planning & Landscape Lead
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¹ Cotswold Way Circular Walk 7 – Cranham, Cooper's and the Beechwoods.

APPENDIX 1. Visual Panorama from Merlewood

The information presented below uses visual panorama software from the Ulrich Deuschle website (https://udeuschle.de/panoramas/makepanoramas_en.htm). This indicates that the view looking approximately north-north-east from Merlewood (i.e. looking out through the gable glazed windows of the proposed property) extends approximately 87km.

Given that there would be such an extensive, uninterrupted view from the proposed dwelling, it is also clear that night-time lighting pollution from the dwelling would be seen over an extensive area.



Second option: Select viewpoint from a list

Name of the summit begins with contains (* as wildcard)

View direction N NE E SE S SW W NW 360°

Third option: Set viewpoint data directly

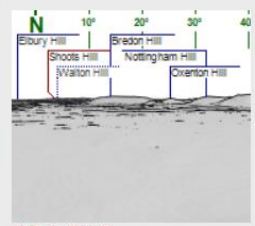
Latitude (°): Longitude (°): Altitude (m): + Camera height (m): Look for summit point automatically

Set panorama data directly

View direction (°): Left edge (°): Zoom factor: or Resolution (pix/deg):

Horizontal extension (°): Right edge (°):

Preview:



Altitude: 266 m
Most distant point: 87 km