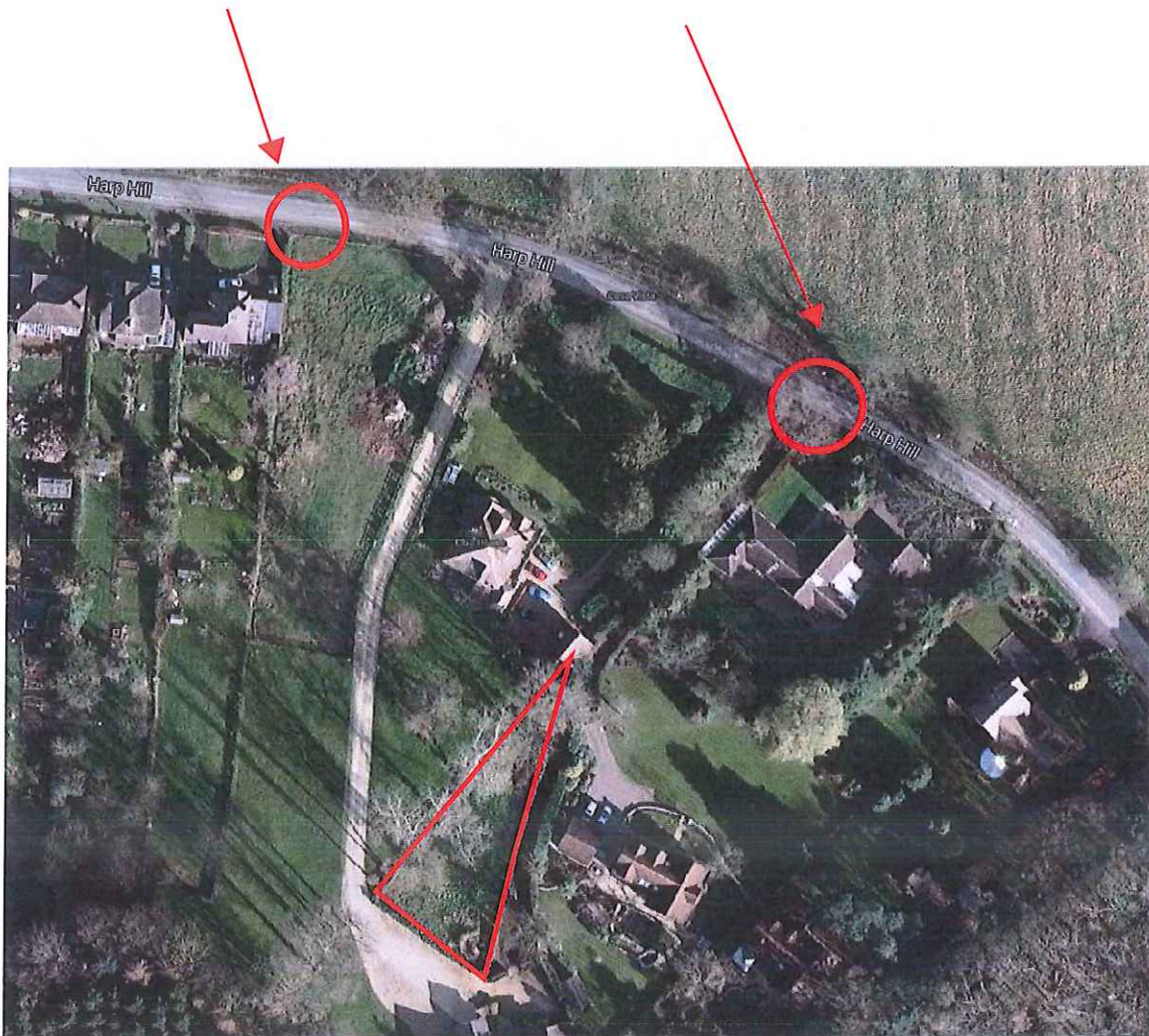


**Planning Committee 20 Nov 2014**  
**Agenda Item 6.b)**  
**Land off Harp Hill**  
**Application ref. 14/01612/OUT**

**Impact on the Cotswold AONB**

Location from where  
photograph was taken.  
Location A.

Location from where  
photograph was taken.  
Location B.



Application site edged in red

## Location A

Existing view of the application site from location A.



Proposed view of the application site from location A with proposal superimposed onto image.



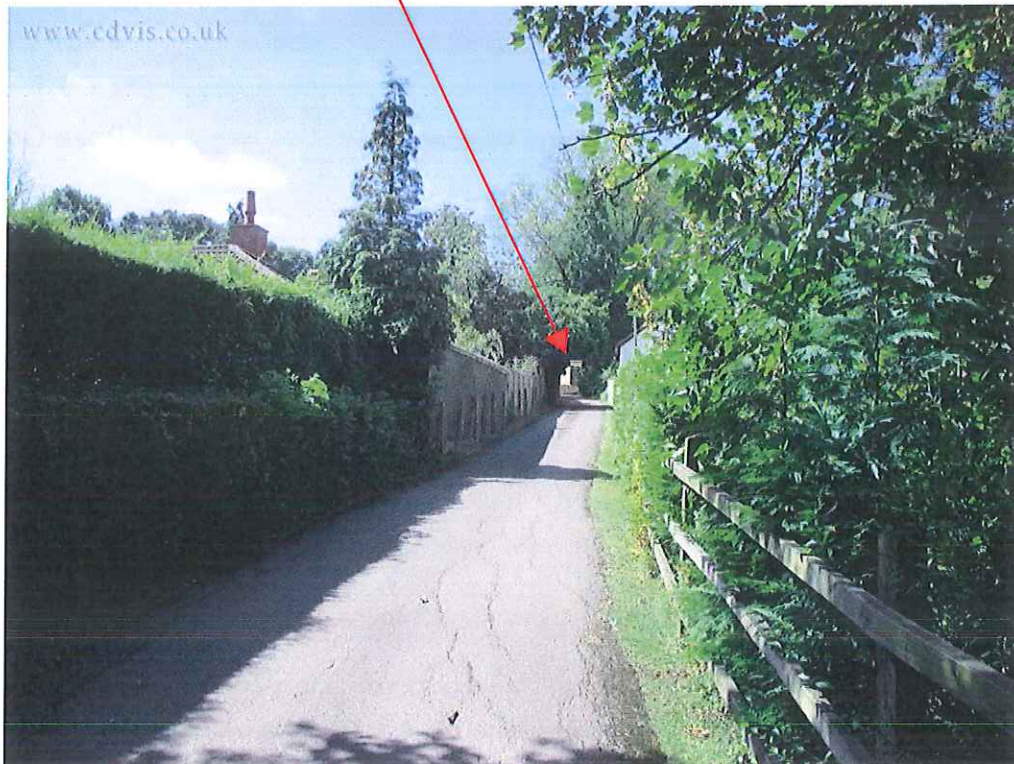
N.B. It is important to mention that the open space at the forefront of this image has an extant planning permission (ref. 08/00485/FUL) for the erection of a 4 bedroom bungalow and garage. This is also located within the Cotswold AONB.

## Location B

Existing view of the application site from location B.

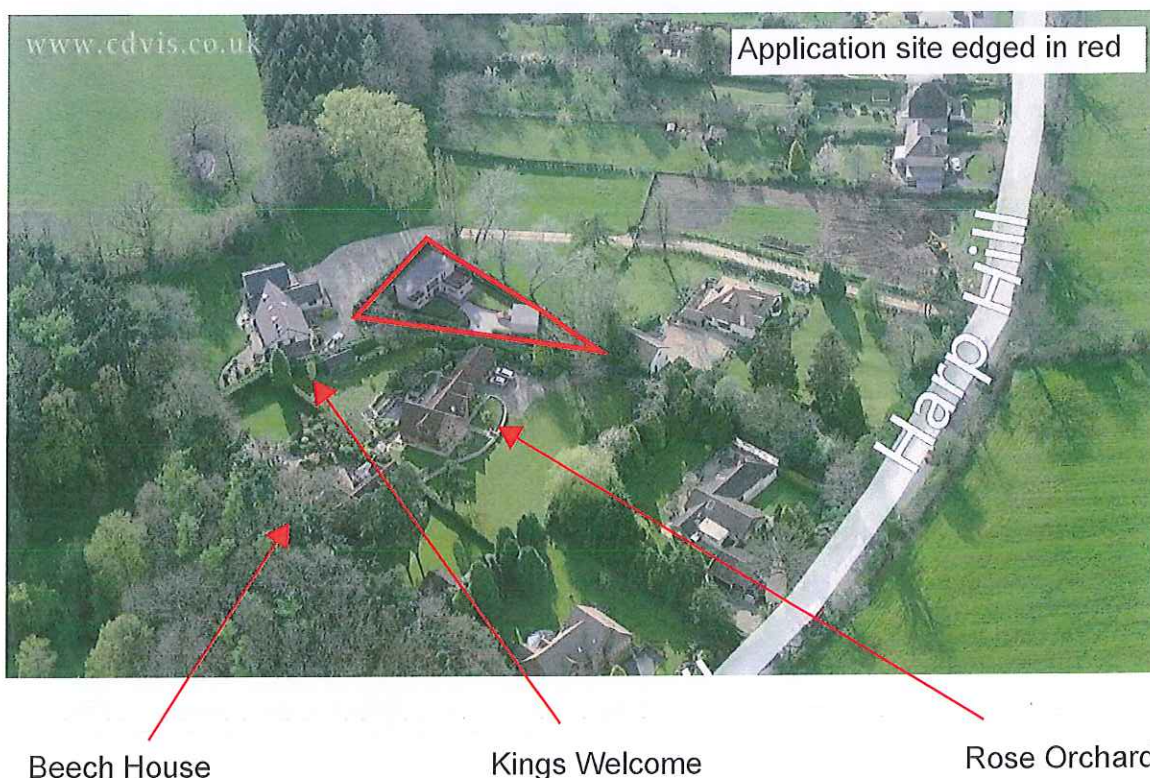


Proposed view of the application site from location B with proposal superimposed onto image.



### Grain/Pattern of Development

Aerial view of the site, with the proposed dwelling superimposed onto the application site. The grain/pattern of development is not restricted to frontage development, as displayed by the location of Kings Welcome, Rose Orchard and Beech House. It is clear the distribution of properties are scattered and the proposal corresponds with the pattern of development.



## Visibility Issues

Photo taken from the access from a distance 2 metres back from the edge of the carriageway:



White-topped bollard in verge on opposite side of road

Photo taken from bollard looking back up to the access:



The distance is approximately 90 metres. The 54 metre point is here (see aerial view below).

Aerial photo showing 2 metre x 54 metre visibility splay (a greater distance can be achieved):



The photos above show the canopy of the tree does not hinder visibility.