



Landscape and visual impact and mitigation

Proposed replacement dwelling

Plough House Druidstone Road Old St Mellons Cardiff CF3 6XD

Client: Nick Murpy

Prepared by Mackley Davies Associates Ltd

v2 29 April 2026

v1 6 April 2026

1.0 BACKGROUND

- 1.1 This short report has been undertaken as recommended in pre-application advice from Newport City Council reference PS/26/0005 to assess the potential visual impact effects for a replacement dwelling at Plough House, Druidstone Road, near Cefn Mabley, CF3 6XD in preparation for a full planning application.
- 1.2 The proposal has been developed by Skerryvore Designs Ltd. This report has been prepared by Gill Mackley (CMLI) of Mackley Davies Associates Ltd, a registered practice of the Landscape Institute and draws on reports by other design team consultants.
- 1.3 The assessment has been produced in line with the published 'Guidelines for Landscape and Visual impact Assessment' (referred to as GLVIA) produced by the Landscape Institute (2103 3rd edition). Survey work was undertaken early April 2026 before vegetation is in leaf and in good weather conditions.

2.0 PROPOSED DEVELOPMENT

- 2.1 The existing dwelling is two storey large detached home of little architectural merit with attached single storey extension and double garage. The garden is dominated at the front by a large circular drive. Mature tree and shrub planting lines boundaries onto Druidstone Road and the access lane which serves a number of other detached dwellings. The site is open onto fields to the north and west. Boundary treatment is stone walling with gated access from the lane, with timber horizontal fencing defining the garden boundaries to the north and west, and dense planting along Druidstone Road.

April 29, 2026

- 2.2 The proposed replacement dwelling will be extend in height to accommodate two and a half storeys, with a similar footprint to the existing, using outside parking rather than a garage.

The proposed house will be set lower, level with the rear garden and with a new ridge height of around +0.90m above the existing:

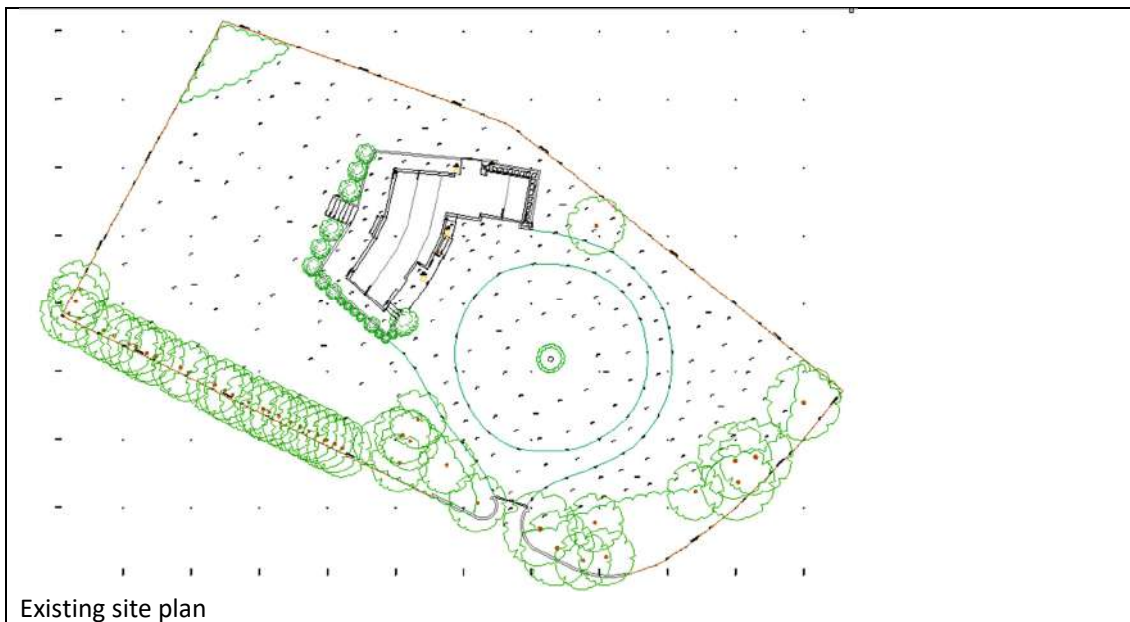
- Existing house: FFL set at 65.69m; ridge height maximum 73.33m
- Proposed house: FFL set at 64.54m; ridge height maximum 74.216m

Building materials will use natural or dark materials:

- Elevations in natural local sandstone (laid in a random course) with upper floor elevations in charred timber
- Roof of concrete interlocking tiles in dark Anthracite colour
- Solar panels to the south facing section of roof
- Black steel flue

Walling and surrounding trees and shrubs which provide a good screen to the west and south will be fully retained.

- 2.3 The existing and proposed layout and elevations are shown below.



April 29, 2026

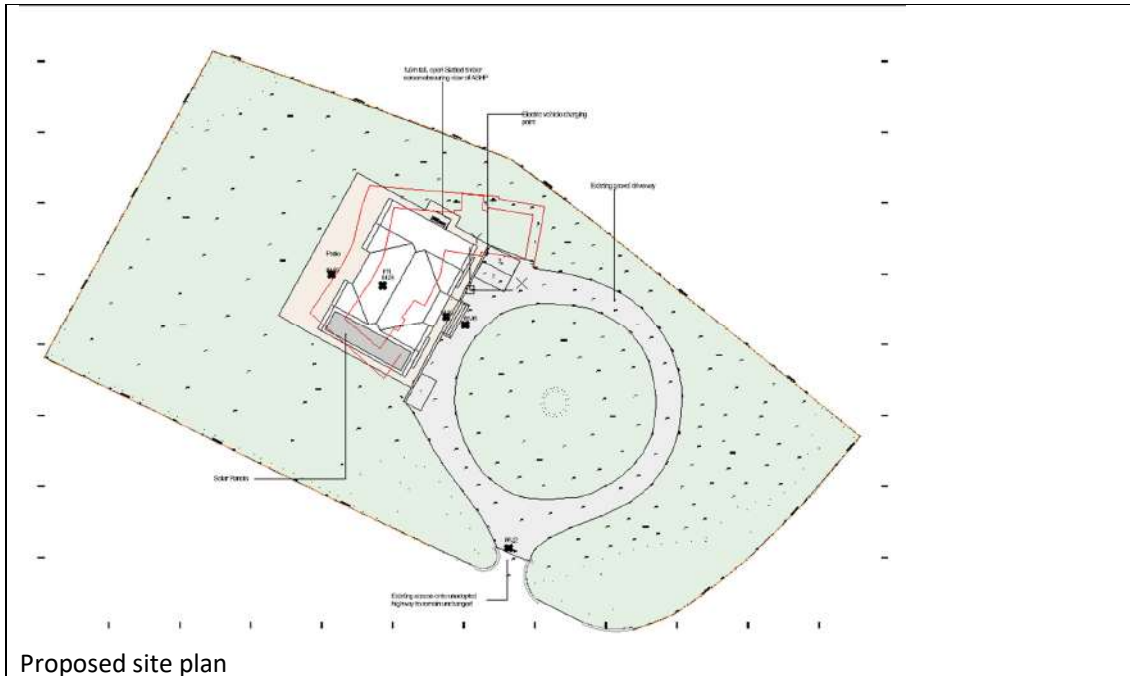


Existing front



Existing rear

April 29, 2026



Proposed site plan



Proposed front



Proposed rear

3.0 OVERALL VISUAL BASELINE

3.1 The landscape context

The site is located at the corner of an access lane feeding a number of residential properties and Druidstone Road. The site is rural and lies within the Green Wedge LDP policy area but lies close to the boundary with Cardiff City Council between the M4 and A48(M) motorways. Dwellings in the area are large, detached and set in large mature gardens well screened from public view.

The context is typical of Natural Resources Wales LANDMAP landscape character assessment Visual and Sensory Aspect NWPRTVS002 'Michaelston-y-Fedw' described as 'Open Rolling Lowland'.

Agricultural land surrounds the cluster of dwellings including Plough House, either used for arable or mixed use, pockets of broadleaved and mixed woodland, pasture fields are also a feature of the wider area. Field boundaries are defined by regularly maintained native hedges on low banks which screen views out from the road network even in winter months. Levels are gently rolling.

The M4 corridor lies 330m away to the north and although only just visible the road noise is evident from the site.

3.2 The site

The development site is roughly rectangular in shape with the two storey dwelling set roughly at the centre fronted by an overly large turning circle. In addition to the residential property there is an attached single storey extension and adjoined double garage to the east of the house.

Access from the access track approximately 20m to the west of Druidstone Road is closed off behind gates, further closed off by a stone wall and mature often evergreen shrub boundary with mature deciduous and evergreen trees up to 15m height.

The whole site slopes gently to the west down from Druidstone Road, with concrete slab steps and terraces around the house. The rest of the garden is mown lawn.

The building character is out of place for the rural location, materials are dominated by render and concrete cladding, the adjoined garage and single storey extension add to the poor design quality.

A 'Site Assessment Survey' by Ecological Services Ltd November 2025 identified the following trees and shrubs:

- East boundary planting along Druidstone Road includes the following trees: Aspen, Bay, Beech, Birch, Hazel, Norway Maple, Rowan, Scot's Pine, Variegated Holly; and mature shrubs: Spindle, Himalayan Honeysuckle, Honeysuckle, Japanese Laurel, Buddleia, Dog-rose, cherry Laurel, Cotoneaster sp, Elder, Evergreen Spindle, Barberry and other ornamental often evergreen shrubs.

April 29, 2026

- A line of mature cypress and Scot Pine with no understorey continues to join the west boundary with a group at the south-west corner of Silver Birch [with 1no Aspen, 1no Beech].
- South boundary planting includes the following trees: Ash, Beech, Goat Willow, Hawthorn, Holly, Japanese Maple, Norway Maple, Pine, Rowan, Sycamore, Variegated Holly; and mature shrubs: Barberry, Smoke Tree, Viburnum and other ornamental often evergreen shrubs.
- Mown grass was identified as species-poor semi-improved grassland.

Photos from inside the site [taken early in April 2026] follow:



4.0 VISUAL AMENITY IMPACTS

4.1 Photos on Plans 01 and 02 show views into and out from the site, the locations are shown on the Plan 01.

4.2 Analysis has been undertaken at a time of year when deciduous trees and shrubs are not in leaf and therefore impacts will be further reduced in summer months.

4.3 The following views have been assessed from Druidstone Road which is lined by dense regularly maintained hedgerows on low banks.

- Photos 1 and 2 show the existing house is fully screened by the dense roadside hedges on low banks, the proposal is also likely to be fully screened.
- Photo 3 shows the existing house is screened by the roadside hedge and visible in winter months through the hedge only if looked for. The proposal may just be visible above the hedge line year round.
- Photo 4 shows the existing garage is visible, the existing house is screened by the roadside hedgerow and site trees, visible in winter months through the tree canopies only if looked for. As the garage will be removed the proposal is likely to be less visible.
- Photo 5 shows a point-blank view of the site, although this is an unrealistic viewpoint, it illustrates the screening providing by site walling, shrubs and trees in winter months. The existing house is visible in winter months through the tree canopies. The proposal is likely to be similar.

4.4 The following views have been assessed from the private lane:

- Photo 6 shows lane hedges screening the site from neighbouring views.
- Photo 7 shows a point-blank view at the site entrance, visible only to passing neighbours. The existing house and garage is fully visible in winter months, there would be some softening of the view from deciduous tree canopies in the summer months. The proposal is likely to be similar, with some improvement from removal of the garage.

5.0 LANDSCAPE MITIGATION MEASURES

The following **mitigation measures** will be undertaken and along with **enhancement measures** are incorporated into the submitted Soft Landscape Plan ref 26/1128/01:

1. The main mitigation measure is long-term retention of all tree and shrub cover as this provides an immediate year-round screen.
2. No tree or shrubs hedge losses are proposed.
3. An assumed 10m tree protection fence off-set is proposed for the east and south tree groups, reducing to 5m for the isolated beech for the construction period.
4. Planting a mixed native hedge along the north boundary with occasional small native trees will provide a suitable buffer between residential and agricultural use and continue to screen the dwelling from Druidstone Road.
5. Boundaries onto agricultural will use low key rural character sheep net fencing or low timber post and rail fencing.
6. Given the rural location, light spill to be kept to a minimum.

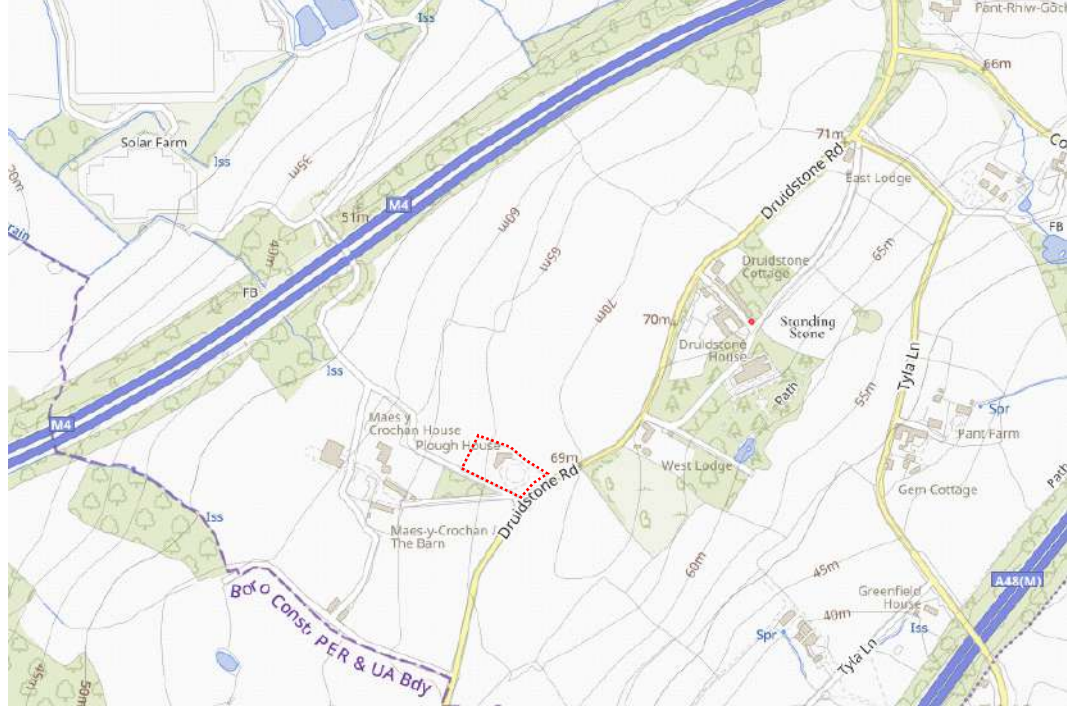


Photo 1 Druidstone Road



Photo 2 Druidstone Road



Photo 3 Druidstone Road - near footpath exit



Photo 4 Druidstone Road - near footpath exit



Plough House, Druidstone Road, CF3 6XD
Photos plan 01



Photo 5 Druidstone Road



Photo 6



Photo 8 private view looking out towards Druidstone Road



Photo 7



Mackley Davies Associates Ltd OS licence no. 100043966

Plough House, Druidstone Road, CF3 6XD
Photos plan 02