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Residential Visual Amenity Assessment

15 March, 2018

Under the current system, ‘residential amenity’ must be a factor in planning decisions. Residential amenity covers multiple potential effects of a development, including noise, dust, daylight, vibration, shadow flicker, outlook, and visual amenity. This technical guidance note (TGN) covers the assessment of effects on the visual component. A ‘right to a view’ is not an automatic right, even in the case of significant impacts to residents’ outlook. There are, however, situations where the impact on visual amenity is so great that the proposed development is against the public interest. The approach outlined in this TGN begins within the scope of an ordinary LVIA, and extends to a total of five stages if further assessment is deemed necessary. This Technical Guidance Note is prepared in support of landscape and other appropriately qualified professionals who are engaged in RVAA. It is not prescriptive, but aims to improve standards. It promotes a logical approach that should contribute to well-informed decision making. **[Download TGN 02/2019.](#)** (PDF, 386 KB.)



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This document LITGN-2024-01 published August 2024, provides a compilation of clarifications on the 3rd Edition

28 August, 2024



Landscape character assessment database for the UK and Ireland

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Notes and Clarifications on aspects of the 3rd Edition Guidelines on Landscape and Visual Impact Assessment (GLVIA3) – Consultation

The aim is to replace the various Statements and Technical Notes, plus addressing questions raised

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