

Cottenham Village Design Group

Planning application comments

S/0028/05/F

73 Rampton Road, Cottenham – Extension

We have no comment on this application.

S/0066/05/F

10 Setchell Drove, Cottenham – Bungalow (Retrospective Application)

We note that this site has received permission for a utility/day room of limited size in the past. The present building significantly exceeds that limit and the proposal appears to include sleeping accommodation, which we believe to be beyond the scope of that permission.

The site is in open countryside outside the village framework. The Design Group believes that such a building is damaging to the character of the locally distinctive open landscape. Additionally, granting permission for a building of this size, character and purpose would set an unfortunate precedent for similarly inappropriate developments on adjacent plots.

We therefore object strongly to this development.

We also note that this building has been the subject of various planning applications, a dismissed appeal and various enforcement actions in the past. We are therefore disappointed to find that successful action has not already been taken to reduce its size or to remove it altogether.

'This is a landscape of wide views and open spaces' (Cottenham Village Design Statement p.10)

'Settlement patterns are a key to the distinctive nature of the village ... New developments need to be integrated with the village and form part of a linked overall pattern.' (Design Statement p.12)

Applications viewed by Steven Poole and John Williams, 31st January 2005.