

# Cottenham Village Design Group

## Planning application comments

### **S/0355/07/F**

#### **Land R/O 31 Denmark Road, Cottenham – Two Chalet Bungalows and Garages**

This is a well considered proposal which we feel is appropriate for this location and which overcomes the limitations of this awkward site. We support the specification of locally appropriate buff brick but strongly recommend that slate should be specified for roofing; red (concrete) pantiles are not appropriate in Cottenham.

The car park behind the Co-operative store is a useful amenity for village residents. Access is currently difficult, down a narrow and uneven lane and the area as a whole is untidy, poorly surfaced, drained and lit. We feel that this development may present a good opportunity to improve the access to and appearance of this run-down part of the Conservation Area.

*'Encouragement will be given to well-designed buildings on appropriate infill plots.'*  
(Cottenham Village Design Statement p.22)

*'Respect local characteristics and context of the particular site. Refer to local building forms and proportion. There is a variety of proportions throughout the village: developments can reflect those which are adjacent. Use good quality materials appropriate to Cottenham.'*  
(Village Design Statement p.23)

### **S/0366/07/LB**

#### **29 High Street, Cottenham – Alterations - Demolition of Existing Cartshed and Replacement by Two Bay Pantiled Car Port with Attached Pantiled and Weatherboarded Storage Shed**

We consider this to be a good example of reinstatement and sympathetic extension of an existing range of outbuildings.

*'There are long yards with ranges of outbuildings and barns behind the larger farmhouses.'*  
(Cottenham Village Design Statement p.19)

*'Buildings should be maintained using original or sympathetic materials and details.'*  
(Design Statement p.22)

**S/0392/07/F**

**Fern Farm Short Drove, Cottenham – Caravan**

The Design Group is in general opposed to new building on open land outside the village framework on the grounds that it is likely to disrupt the locally distinctive open character of the landscape. However, we do recognise that where a very strong need can be demonstrated in relation to agricultural or related activities it is reasonable to permit limited development. Such development should be of good design using locally appropriate forms and materials – unlikely to be achievable with any caravan.

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

*'Refer to local building forms and proportion. Use good quality materials appropriate to Cottenham.'* (Design Statement p.23)

**S/0396/07/F**

**51 Rampton Road, Cottenham – Extension over Garage**

We have no comment on this application.

**S/0464/07/F**

**Unit A Broad Lane Industrial Estate Broad Lane, Cottenham – Change of Use to Car and Van Repairs and MOT (B2 Use)**

The Design Group supports this change of use which will enable the relocation and development of a small local business.

*'It is important to retain and develop Cottenham's character as a working village offering a variety of employment. Small-scale enterprises will be welcomed within the village.'* (Cottenham Village Design Statement p.7)

Applications viewed by Steven Poole and Jennie Blood-Smyth, 29<sup>th</sup> March 2007.