

Cottenham Village Design Group

Planning application comments

S/2068/07/F

3 Elm Barns, Cottenham – Alterations to dwelling and change of use of land to form garden land

and

S/2069/07/LB

3 Elm Barns, Cottenham – Alterations to dwelling and outbuilding - installation of additional window in dining room and 4 rooflights in playroom

The proposed additional window is specified to match existing openings and the proposed rooflights are well located to the rear of the outbuilding, facing away from the listed building. These alterations will involve minimal loss of fabric.

The proposed garden extension involves land outside of the village framework and which is designated as part of the Cambridge Green Belt. The Design Group would wish to ensure that restrictions are maintained to prevent the future erection of any building on this land.

'B/2: Roof lights should be located carefully, preferably where they are not visible from the street. In more sensitive sites, roof lights should be mounted flush with the roof and the number of openings minimised. (Cottenham Village Design Statement p.18)

'The village framework at the southern edge is defined by the Cambridge Green Belt which is important for maintaining the separation of Histon from Cottenham.' (Village Design Statement p.4)

'L/3: Do not form a stark edge to the village, or spoil the outside view by neglecting the backs of gardens or buildings. Shelter and contain the edge using appropriate native broadleaf species. Achieve well-designed compositions using hedge and woodland screens.' (Village Design Statement p.6)

S/2082/07/F

10 Courtyard Way, Cottenham – Extensions

We have no comment on this application.

S/2164/07/F

16 Water Lane / 9A Orchard Drive, Smithy Fen, Cottenham – Siting of Four Caravans and One mobile Toilet Unit, Retention of Existing Hardstanding and Boundary Walls/Fences and Gateway (Part Retrospective)

The Design Group is concerned by the continuing applications of this type in Smithy Fen. Despite some development, this area, which is outside the village framework, is still of essentially rural character with locally distinctive open views of fen edge landscape. We consider that the cumulative effect of additions to the planning consents already granted would seriously threaten the character of this landscape.

We also note that developments in this area do not conform to the essentially nuclear settlement pattern established within the parish and are likely to integrate poorly with the village and its facilities.

We object to this development.

'L/4: This is a landscape of wide views and open spaces. Efforts should be made to minimise impact of developments on the character of this landscape.' (Cottenham Village Design Statement p.6)

'S/1: Settlement patterns are a key to the distinctive nature of the village. S/2: New developments need to be integrated with the village and form part of a linked overall pattern.' (Design Statement p.7)

'B/8: The impact of mobile homes, whether sited individually or in small groups, should be minimized by landscaping or other mitigation measures.' (Design Statement p.19)

Applications viewed by Steven Poole, Robin and Katherine Heydon, 28th November 2007.

All quoted text is taken from the recently adopted Cottenham Village Design Statement, Supplementary Planning Document: <http://www.cvdg.org/design-statement-2007.pdf>