

# Cottenham Village Design Group

## Planning application comments

### **S/0249/08/F**

#### **41 Dunstal Field, Cottenham – Extension**

We have no comment on this application.

### **S/0309/08/F**

#### **218 High Street, Cottenham – Detached Garage**

The proposed garage is well-located within the site, proportionate to the existing property and sympathetic matching materials are specified.

*'B/6: New developments should acknowledge their Cottenham context and avoid pattern-book designs. Respect local characteristics and context of the particular site. Use good quality materials - whether modern or traditional - which are appropriate to Cottenham.'* (Cottenham Village Design Statement p.19)

### **S/0317/08/F**

#### **Causeway Farm, Smithy Fen, Cottenham – Dwelling**

Given that the agricultural need for a dwelling in this location has been established and outline permission has been granted, our comments are focussed on the new information contained within this full application.

The proposed chalet bungalow is appropriate for the location, well-positioned within the site and successfully re-uses an existing access to the road. Good landscaping is provided in the form of a hawthorn hedge and mixed native trees, all set-back from the drain to allow easy maintenance. A permeable gravel surface is specified for the parking / turning area.

Flood risk is a concern in this low-lying area; mitigation through some increase to the ground floor level is supported although it is important to recognise that this will increase the impact of the building on the open landscape. We note some inconsistency to this level; drawing 16 states 400mm above ground level, the Design Statement states 600mm and the Flood Risk Assessment 750mm.

*'L/2: Essential elements of the parish's distinctive Fen Edge landscape character should be protected. New developments should minimise the impact on existing landscape qualities and features.'* (Cottenham Village Design Statement p.6)

*'L/4: Plant native and/or locally typical species to retain landscape character and to benefit wildlife. 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.'* (Design Statement p.6)

*'Porous or permeable hard landscaping schemes such as setts or gravel drives allow water to percolate into the ground, whereas impermeable surfaces of roofs, roads and paved areas increase rainwater run-off.'* (Design Statement p.5)

**S/0327/08/F**

**239 High Street, Cottenham – Conversion of outbuilding to annexe (revised design)**

This is a high quality application for conversion and restoration of these redundant outbuildings. Fabric is reinstated where appropriate and materials, including reclaimed gault bricks, are correctly specified. We particularly support the proposal to retain the frontage in its current form as far as possible and to re-use windows on the High Street as advertisement space for local use.

*'B/5: Reuse barns and outbuildings through conversions where appropriate. Minimise changes to the existing building such that its existing character is maintained.'* (Cottenham Village Design Statement p.19)

**S/0334/08/F**

**Unit J Broad Lane Industrial Estate, Cottenham – Variation of Condition 6 of Planning Application S/1184/74/F for Hours of Operation. Retrospective Details of Plant and Machinery Installed in Accordance with Condition 3 of Planning Application S/1184/74/F. Retrospective Permission for External Equipment Comprising of Extract Fans, Flues and Air Condensing Units**

The Design Group encourages the retention of small-scale commercial activities and the development of businesses offering employment opportunities in Cottenham. However, it is also important that businesses respect their residential neighbours. We therefore hope that a successful compromise can be reached whereby noise from external equipment can be attenuated to the satisfaction of local residents.

*'E/1: It is important to retain and develop Cottenham's character as a working village offering a variety of employment.'* (Cottenham Village Design Statement p.3)

Applications viewed by Steven Poole and Katherine Heydon, 7<sup>th</sup> March 2008.

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