

# Cottenham Village Design Group

## Planning application comments

### **S/0886/08/F**

#### **The Cotton House, High Street, Cottenham – Extension**

We have no comment on this application.

### **S/0918/08/F**

#### **76 Rooks Street, Cottenham – Extensions and Replacement of Flat Roof with Pitched**

Materials should match those existing as far as possible to help assimilate these extensions into the existing building. The retention of a gravelled parking area will help rainwater percolation.

*'B/2: Buildings should be maintained using original or sympathetic materials and details. Rendered walls should be painted either white or in pale pastel shades.'* (Cottenham Village Design Statement p.18)

*'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/0919/08/F**

#### **The Lakes, Twentypence Road, Cottenham – New Access**

The Design Group defers to the Highway Authority on matters of highway safety; any proposed change of access point to a residence should consider road safety as the foremost priority. We also note the intention to repair the hedge and add back planting - native and/or locally typical species are recommended.

*'H/4: Agents for developments need to consult with the highways authorities at an early stage. Additional highway access points should not be introduced in busy or dangerous locations without giving due consideration to road safety.'* (Cottenham Village Design Statement p.20)

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

*'Hawthorn is the most frequent hedgerow species, while bramble, elder, dogrose, plum, ivy and blackthorn are also common.'* (Design Statement p.4)

**S/0924/08/F**

**21 Broad Lane, Cottenham – Extensions, Alteration and Siting of Static Caravan as Temporary Accommodation**

This development successfully combines the creation of significant additional accommodation with the retention and enhancement of the front elevation to give the building the appearance of a Victorian double-fronted villa. However, the scale of the extension will significantly change the residence character in relation to the adjoining building and will impact the street scene. Although the extent of the development is clearer from the rear elevation, the specification of appropriate and high quality materials (brick, slate and timber sash windows) will help to minimise any impact.

The replacement of hard-surface with lawn and a gravelled parking area will help rainwater percolation.

The planting of fruit trees and a cottage garden reflect the rural origin of the village, and are appropriate to the house style and setting.

*'B/2: Buildings should be maintained using original or sympathetic materials and details. The style and materials used for replacement doors and windows should match those of the original building; size and proportion of frames and the depth of reveals should be appropriate to the house type. Avoid altering the size of existing openings.'* (Cottenham Village Design Statement p.18)

*'B/4: Extensions should remain in scale with the original building and are usually most successful when matching materials are specified. Avoid dominant or bulky additions to existing buildings. Setting back walls or lowering the roofline of extensions can help to reduce apparent bulk.'* (Design Statement p.19)

*'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)

*'The few examples of orchards that remain are extremely valuable, even if largely now for the beauty of their blossom and as a reminder of local heritage.'* (Design Statement p.4)

**S/0925/08/LB**

**160 High Street, Cottenham – Alterations- convert utility room to w.c with new door opening. Replace rear window with door to new lean - to extension for utility room and conservatory.**

This is a small extension, sympathetic to the existing building and specifying matching materials where appropriate.

*'B/2: Buildings should be maintained using original or sympathetic materials and details. The style and materials used for replacement doors and windows should match those of the original building; size and proportion of frames and the depth of reveals should be appropriate to the house type. Avoid altering the size of existing openings. Rendered walls should be painted either white or in pale pastel shades.'* (Cottenham Village Design Statement p.18)

*'B/4: Extensions should remain in scale with the original building and are usually most successful when matching materials are specified. Conservatory or garden room extensions should respect the existing building: materials and colours should be carefully selected.'* (Design Statement p.19)

**S/0930/08/F**

**128 Rampton Road, Cottenham – Conservatory**

We have no comment on this application.

**S/0957/08/F**

**77 Rampton Road, Cottenham – Erection of conservatory**

We have no comment on this application.

**S/0961/08/F**

**60 Lambs Lane, Cottenham – Extension**

It is difficult to assess this application due to the poor reproduction of the scanned drawing and lack of details in the application.

*'B/4: Extensions should remain in scale with the original building and are usually most successful when matching materials are specified.'* (Cottenham Village Design Statement p.19)

**S/1010/08/F**

**32 Pelham Close, Cottenham – Conservatory**

We have no comment on this application.

**S/1017/08/F**

**Unit J Broad Lane Industrial Estate, Cottenham – Installation of external plant and equipment including flue extract equipment (retrospective Application)**

We note that this application appears to be substantially the same as earlier applications relating to this development.

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)

*'E/3: Commercial developments or conversions should be designed to harmonise with the predominantly residential setting.'* (Design Statement p.3)

Applications viewed by Steven Poole and Katherine Heydon, 23<sup>rd</sup> June 2008.

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