

Cottenham Village Design Group

Planning application comments

S/1497/08/F

13 Woodlark Drive, Cottenham – Extension (Amended Design)

We have no comment on this application.

S/1594/08/F

20 Oakington Road, Cottenham – Conservatory

We have no comment on this application.

S/1790/08/LDC

Northerwood Farm, Long Drove, Cottenham – Lawful Development Certificate for existing use as dwelling, without agricultural occupation

We have no comment on this application.

S/1793/08/F

Lingwood Farm Cottage, Smithy Fen, Cottenham – Replacement Dwelling

This proposed dwelling appears to be an appropriate replacement for the existing cottage. It is small in size and a simple design, well-suited to the location. We support the intention to re-use existing brick and slate within the new building where this is practicable.

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

S/1861/08/F

Napoleon Farm, Twenty Pence Road, Cottenham – Extensions

This is a well-considered proposal to sympathetically extend this building; the proposed extension remains in scale with the existing building and appropriate matching materials are specified.

'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/1840/08/F

Land off Orchard Close and rear of 73 Rampton Road, Cottenham – Erection of 12 dwellings

This is a village edge development where it will be important to protect and enhance the external view of the village. We support the intention to include a native hedgerow/buffer on boundaries exposed to open farmland although find the application lacking details of this planting and note that no drawing showing this external elevation has been provided.

We find the proposed buildings to be acceptable in this location although feel that more could be done to acknowledge their Cottenham context.

A development of this size will have some impact on the local community; consideration should be given to providing some contribution to local infrastructure costs.

'L/3: New developments on the village edge should give high priority to landscape design and management of light pollution, to protect and enhance the external view of the village. 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. Maintain dark skies in the countryside at night by minimising light spillage from new development.' (Cottenham Village Design Statement p.6)

'L/1: Landscape design criteria should form a key aspect in the layout, form and urban design qualities of new developments.' (Design Statement p.6)

'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.' (Design Statement p.19)

'C/2: Developers, planners and public authorities should take relevant local advice concerning facilities (including education, sport, culture and entertainment) to be provided as a result of new development.' (Design Statement p.2)

S/1878/08/F

57 Victory Way, Cottenham – Extensions

We have no comment on this application.

S/1901/08/F

11 Males Close, Cottenham – Extension

We have no comment on this application.

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Steven Poole and Alexander Thoukydides, 24th September (S/1497/08/F), 13th October (S/1594/08/F) and 7th November 2008. All quoted text is taken from the Cottenham Village Design Statement, Supplementary Planning Document: <http://www.cvdg.org/design-statement-2007.pdf>. Comments are based solely on the principles and guidelines set out in this document.