

# Cottenham Village Design Group

## Planning application comments

### **S/2142/08/F**

#### **Lockspit Hall Farm, Lockspit Hall Drove, Cottenham – Erection of agricultural dwelling**

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.

In this case, we consider that replacement of the existing mobile home with this well designed single storey dwelling should be welcomed.

*'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 within the village. 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)

*'B/6: 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)

### **S/2154/08/F**

#### **22 Histon Road, Cottenham – Extension and alterations**

This proposed extension is in general appropriately specified and is in proportion with the existing building. Although the use of suitable matching materials appears to be the intention, we would wish to see these materials more carefully specified.

*'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. Conservatory or garden room extensions should respect the existing building; materials and colours should be carefully selected.'* (Cottenham Village Design Statement p.19)

*'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.'* (Design Statement p.18)

**S/2160/08/F**

**55 Victory Way, Cottenham – Extension**

We have no comment on this application.

**S/0013/09/F**

**29 Denmark Road, Cottenham – Extension**

This proposed extension is in proportion with the existing building and locally appropriate materials are specified; brick, slate and timber joinery.

*'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.'* (Cottenham Village Design Statement p.19)

*'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.'* (Design Statement p.18)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Steven Poole and Patrick Clark, 28<sup>th</sup> January 2009. 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.