

Cottenham Village Design Group

Planning application comments

S/0205/09/F

Fen End Farmhouse, Fen End Farm, Oxholme Drove, Cottenham – 15 metre high wind turbine

A wind turbine of this size would be inappropriate within the village framework, but will probably not look out of place in this agricultural setting. Additionally, sufficient wind speed data appears to have been collected for this location to enable proper assessment of the likely benefits.

'B/9: Carefully considered local energy saving or generating solutions should be supported. Average wind speeds in Cottenham are generally too low for productive use of micro-generation turbines; their use is not recommended unless significant benefits can be demonstrated.' (Cottenham Village Design Statement p.19)

S/0223/09/F

Land to the East of Merton House, 71 High Street, Cottenham – Proposed new dwelling to the rear of no. 71 High Street

The scale, positioning and materials proposed for this dwelling suit the location, giving the appearance of a converted outbuilding – successfully mirroring the local tradition of siting ranges of outbuildings and barns along plot boundaries at right angles to the street.

However, care will be required with landscaping to avoid the large area of driveway and parking appearing over dominant when viewed from the street.

'B/6: New developments should acknowledge their Cottenham context and avoid pattern-book designs. Respect local characteristics and context of the particular site. Refer to local building forms and proportion. There is a variety of proportions throughout the village: developments can reflect those which are adjacent. Use good quality materials – whether modern or traditional – which are appropriate to Cottenham. Refer to locally distinctive details; accurately match these to the chosen building form and avoid mixing styles or historical references in the same building. Respond to typical settings and garden forms and avoid large areas of hard surfacing.' (Cottenham Village Design Statement p.19)

S/0231/09/F

101 Rampton Road, Cottenham – Amendment to previous approval to include dormer windows

We have no comment on this application.

S/0251/09/F

Land to the South-east of 2 Eversley Close, Cottenham – Change of use of garden land to sui generis use and erection of Shed (Retrospective) for purposes of hobby craft

This is a significant new structure that is sited in a conservation area location, visible from the High Street. The materials specified, while suitable for a normal sized shed, are unsuitable for a building of this size in this location. We suggest that more appropriate roofing and glazing materials should be 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)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Steven Poole and Alexander Thoukydides, 14th March 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.