

Cottenham Village Design Group

Planning application comments

S/1020/09/F

14 Ivatt Street, Cottenham – Extensions

We have no comment on this application.

S/1012/09/F

21 Broad Lane, Cottenham – Extensions

The following comments were submitted with the original application for this extension (S/0924/08/F). We would like to repeat our concerns about the scale of this extension in relation to the adjoining building and the impact it will have on the street scene.

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)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Steven Poole and Patrick Clark, 11th August 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.