

Cottenham Village Design Group

Planning application comments

S/1343/10

44 Denmark Road, Cottenham – Single storey porch extension

We have no comment on this application.

S/1477/10

19 Corbett Street, Cottenham – Extension

We have no comment on this application. However, we do note that the value of the photographic references in the combined Design & Access / Heritage Statement has been lost in the document scanning/upload process and that the landscape section of this document appears to relate to a completely different application!

S/1548/10

1 Brenda Gautrey Way, Cottenham – Conversion and extension to double garage to form annexe accommodation and single storey extension to rear of house

Although located on the village edge, this development will have minimal impact given its small size and the specification of matching materials.

'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.'
(Cottenham Village Design Statement p.6)

S/1419/10

64 Rampton Road, Cottenham – Adopt Highways Land Within the Curtilage of the Dwelling

We have no comment on this application.

S/1538/10

350 High Street, Cottenham – Side/Rear Extension

This property is in an important Conservation Area location overlooking the Village Green. The proposed extension seems reasonable with appropriate matching materials specified and roof lights mainly located to the rear.

'B/2: Buildings should be maintained using original or sympathetic materials and details. Roof lights should be located carefully, preferably where they are not visible from the street. In more sensitive sites, roof lights should be mounted flush with the roof and the number of openings minimised.' (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)

S/1483/10

5 Paxton Close, Cottenham – Extension

This is a very large extension although its placement will minimise its impact on Paxton Close and on other nearby buildings. Appropriate matching materials are specified.

Note that this property formed part of one of 2 large developments designed at the time of preparing the first Cottenham Village Design Statement; these developments were influenced by this.

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S/1401/10

305 High Street, Cottenham – Replacement Garage

This replacement garage utilises locally appropriate materials, significantly improving on the current structure. This is an important Conservation Area location adjacent to the War Memorial and other listed buildings.

'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/1618/10

35 Bullfinch Way, Cottenham – Single Storey Side and Rear Extension

This is a straightforward single-storey rear/side extension to this property. Note that this property formed part of one of 2 large developments designed at the time of preparing the first Cottenham Village Design Statement; these developments were influenced by this.

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(Cottenham Village Design Statement p.18)

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Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Steven Poole and Michael Smith, 19th October 2010. 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.