

Cottenham Village Design Group

Planning application comments

S/1995/10

3 Cossington Close, Cottenham – Single Storey Rear Extension and Dormer Window to Side Elevation

This extension is appropriate in scale and style and successfully mixes different materials (brick, wooden boarding and painted render) that match those already used.

'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. Alternative materials can sometimes work, for example when it is important to separate components of an extended building.' (Cottenham Village Design Statement p.19)

S/0166/11

24 Dunstal Field, Cottenham – Extensions, Garage Conversion and Re-Roof over Garage

Although this is a significant extension to the current property, the style and specified materials appear to be appropriate.

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S/0197/11

36 Tenison Manor, Cottenham – Extension

This extension is generally appropriate in scale and specifies suitable materials. However, we suggest that the addition would be better assimilated into the existing building if the front wall of the extension were set back a little further to match the front wall of the main terrace.

We also note that access-to and usage of the new space is inconsistently described and that there is lack of clarity on exactly how the ground floor will be finished.

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S/0101/11

Oxholme Farm, Oxholme Farm 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. This proposal would introduce a dwelling into an area that currently has few buildings. However, we do recognise that where a significant 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.

We are encouraged that a bungalow is proposed; a single storey dwelling will minimise any impact on the open landscape.

'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: 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)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Steven Poole and Alexander Thoukydides, 26th February 2011. 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.