

Cottenham Village Design Group

Planning application comments

S/0619/11

Barn adjacent to Foxlands, Long Drove - Change the use from a seasonal agricultural and motor vehicle storage to a permanent mixed agricultural, B8 (storage and distribution) use, B2 (general industrial) use, and a vehicle panel beating use (sui generis).

This application suggests limited amendments to an existing building to extend its usefulness and thereby maintain employment in the local area. The site appears to be well screened however the design group notes the incremental effects that this extension of use may have.

'E/1: It is important to retain and develop Cottenham's character as a working village offering a variety of employment.' (Design Statement p.3)

'E/4: Restrict the brightness of external and internal lighting to minimise light pollution and glare. Just as we value the 'green belt' by day, we should preserve the 'dark belt' by night. (Design Statement p.3)

'E/5: Commercial and industrial developments should be designed to high architectural standards.

- *Building design, materials and site layout should be compatible with the surrounding area and, where appropriate, reflect their Cottenham context.*
- *Reduce the visual impact of new and existing sites by planting native broadleaf species and hedgerow shrubs.'* (Design Statement p.3)

S/0586/11

Land at 56 Histon Road - Outline application for siting and means of access to a detached bungalow and garage.

The design group has no comment on the principle of this development, the proposed bungalow appears to be well sited and unobtrusive. The intent to provide planting along the village boundary is noted.

'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.

- *Shelter and contain the edge using appropriate native broadleaf species.*
- *Maintain dark skies in the countryside at night by minimising light spillage from new development.'* (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.*

• *When planting, relatively small groups of trees may be most appropriate.'* (Design Statement p.6)

'B/1: • Encouragement will be given to well-designed buildings on appropriate infill plots.' (Design Statement p.18)

'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.*
- *New-build garages and car parking areas should not obscure house fronts; avoid blocks of garages.'* (Design Statement p.19)

'B/7: Developers should provide perspective drawings, isometric drawings or artists' impressions to show how new developments will appear in relation to their overall surroundings.' (Design Statement p.19)

S/0749/11

38 Dunstall Field - First floor side extension, and first floor and ground floor rear extensions.

The proposals suggest significant additions to the current dwelling, however the style and specified materials appear appropriate.

'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)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Jennie Blood-Smyth, 21st April 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.