

Barnett, Jessica: PC-Plan

From: Flora Bartlett
Sent: 26 March 2014 20:55
To: Planning Policy
Cc:
Subject: Control of basement developments - revised

Dear Sir,

PARTIAL REVIEW OF THE CORE STRATEGY: BASEMENTS

We are very concerned by the rapidly increasing number of basement developments and the inadequacy of the Council's current planning policies to deal with the extreme pressure to excavate basements. These developments due to their scale, duration and impacts on our neighbourhood during construction and the cumulative effect of successive schemes have severely affected our quality of life through both noise, vibration and dust and through the impact of construction traffic and long-term parking suspensions.

We strongly support the Council's proposals to change their policy toward basements in order to:

- to reduce the scale of basements by limiting them to one storey and no more than 50% of the garden, except for listed buildings where there is already a restriction about building under them;

- to be more explicit about the need to:
 - ensure proper drainage through soakaways,
 - retain trees,
 - ensure that buildings are adapted to a higher level of performance in respect to energy, waste and water consumption,
 - ensure better control of the traffic and parking problems due to the demolition, excavation and construction process
 - ensure better control over noise, vibration and dust
 - ensure structural stability

We consider this essential because of the impact on our quality of life that is caused by the scale and number of basement construction projects and the resulting inconvenience caused by traffic and construction activity. Also the structural stability of neighbouring properties is not yet known as they can move after work has been done. The water table is rising, look at the floods and rain this year, we should not increase the problem by filling in the limited drainage small gardens provide in a concrete metropolis.

We would like to have our support recorded in favour of the proposed changes.

Our family, have owned for several generations and have first hand experience of the shallow foundations of the houses of this age, when an unexplored bomb was removed from the garden of our property, and just dirt foundations were revealed.

We, however, have strong reservations about allowing basements to be built under the gardens of listed buildings such as those in Canning Place/Victoria Grove/Launceston Place and, therefore, request that listed buildings to be exempted from the proposal that basements may cover up to 50% of the garden.

Yours faithfully

William Dennis/Flora Bartlett/ Penny Dennis

Sent from my iPad