

## Barnett, Jessica: PC-Plan

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**From:** Debbie Keffer  
**Sent:** 27 March 2014 05:36  
**To:** Planning Policy  
**Cc:** Bach, Michael; Debbie Keffer  
**Subject:** Fwd: RBKC basements

To whom it may concern at the planning policy committee,

I am writing to stress my deep concern about the current issues concerning all the construction in the area, and in particular my street which is Albert Place. I have lived in this house for 7 years, and in the last 3 of those years have seen continual construction... With a dismal future of several more years of continual construction. This is a street with only 14 homes facing the street with an addition 3 houses tucked into the corner, and no exit so you must turn around and come out the same way you came into the street. The parking is limited and so suffers when parking is suspended for long periods of time. The noise is constant from literally 8:00 in the morning till 6:30 at night on most days. There have been at least two houses at a time under construction, and at the moment there are four houses under construction with at least one more house awaiting approval from the council to forge ahead with their "improvements" and renovations. So as you might conclude the percentage of homes on my street under construction is quite high, and only seems to continue to move higher.

Don't misunderstand me, I am all for improvements, they revitalise the area..... But they must be watched carefully and controlled so that the quality of life of existing neighbours that have lived in the area and will continue to live in the area is not compromised. It is "these neighbours" rightful quality of life on their street, and "my" rightful quality of life on my street, that I feel has been sorely abused by the amount of disruptive construction that continues to invade our everyday life.

I am also 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.

I 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

I 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.

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

Yours truly, Mrs. John Keffer