

Areas assessment

in connection with subterranean development at
132B Fulham Road, West London

1. DEVELOPMENT DESCRIPTION AND PURPOSE OF THIS ASSESSMENT

1.0 This assessment relates to application PP/17/07888 / Demolition of dwelling house and erection of a two storey 2-bedroom detached house with subterranean development at 132B Fulham Road, and the permissible extent of excavations beneath existing garden areas.

1.1 Current RBKC Supplementary Planning Document for basement extensions (dated April 2016) / para 3.1 explains Planning Policy CL7(a) / permissible extensions beneath existing garden areas in further detail, as follows:

50% Garden Extent

“CL7 (a) – Not exceed a maximum of 50% of each garden or open part of the site. The unaffected garden must be in a single area and where relevant should form a continuous area with other neighbouring gardens. Exceptions may be made on large sites;”

- 3.1 As stated in the policy the 50% maximum extent will be measured separately for each garden within the site e.g. front, back or side. An existing lightwell with no built structure below should be regarded as forming part of the ‘garden’ or ‘open part’ of the site. The Royal Borough is characterised by terraced houses and in most cases the front and back gardens will be clearly separate and the measurements straightforward as shown in figure 1.

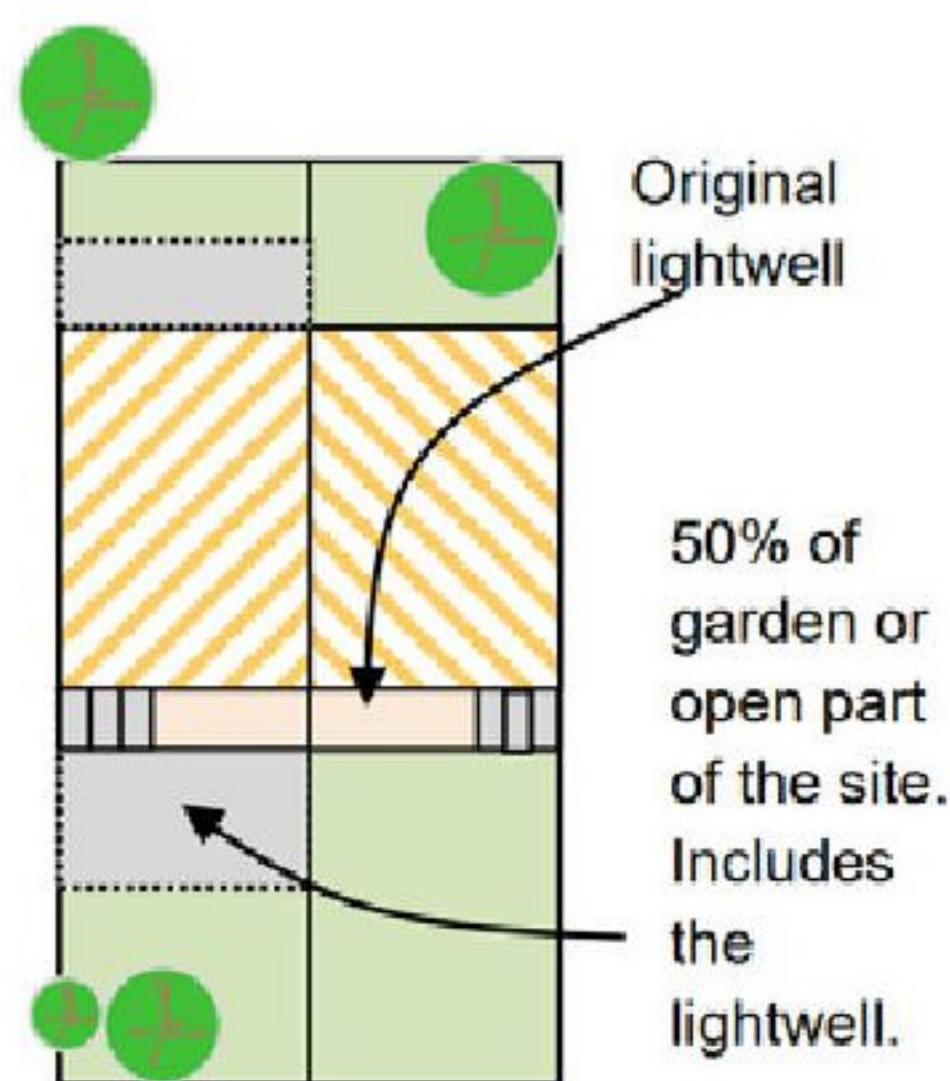


Figure 1: 50% Garden Extent in terraced houses

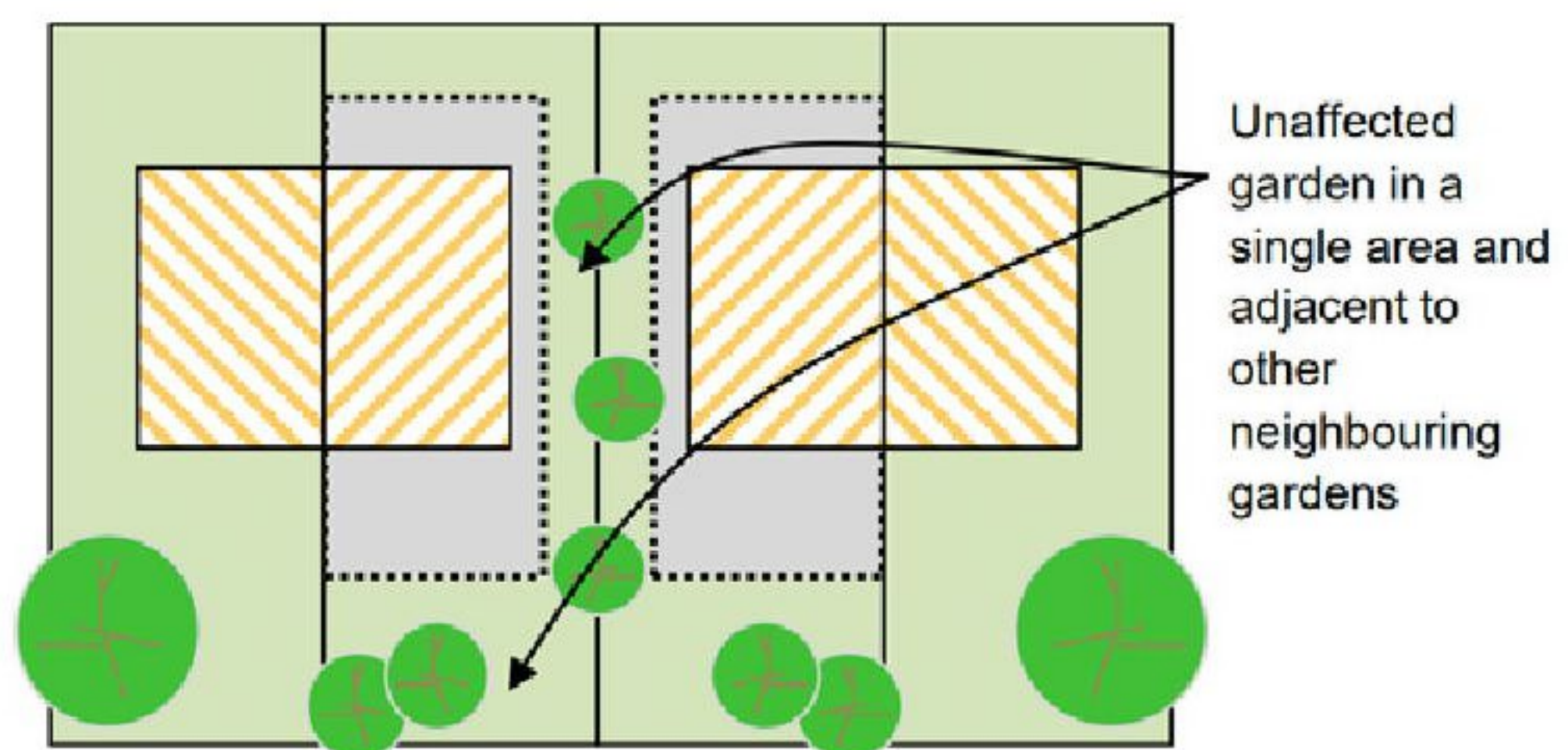


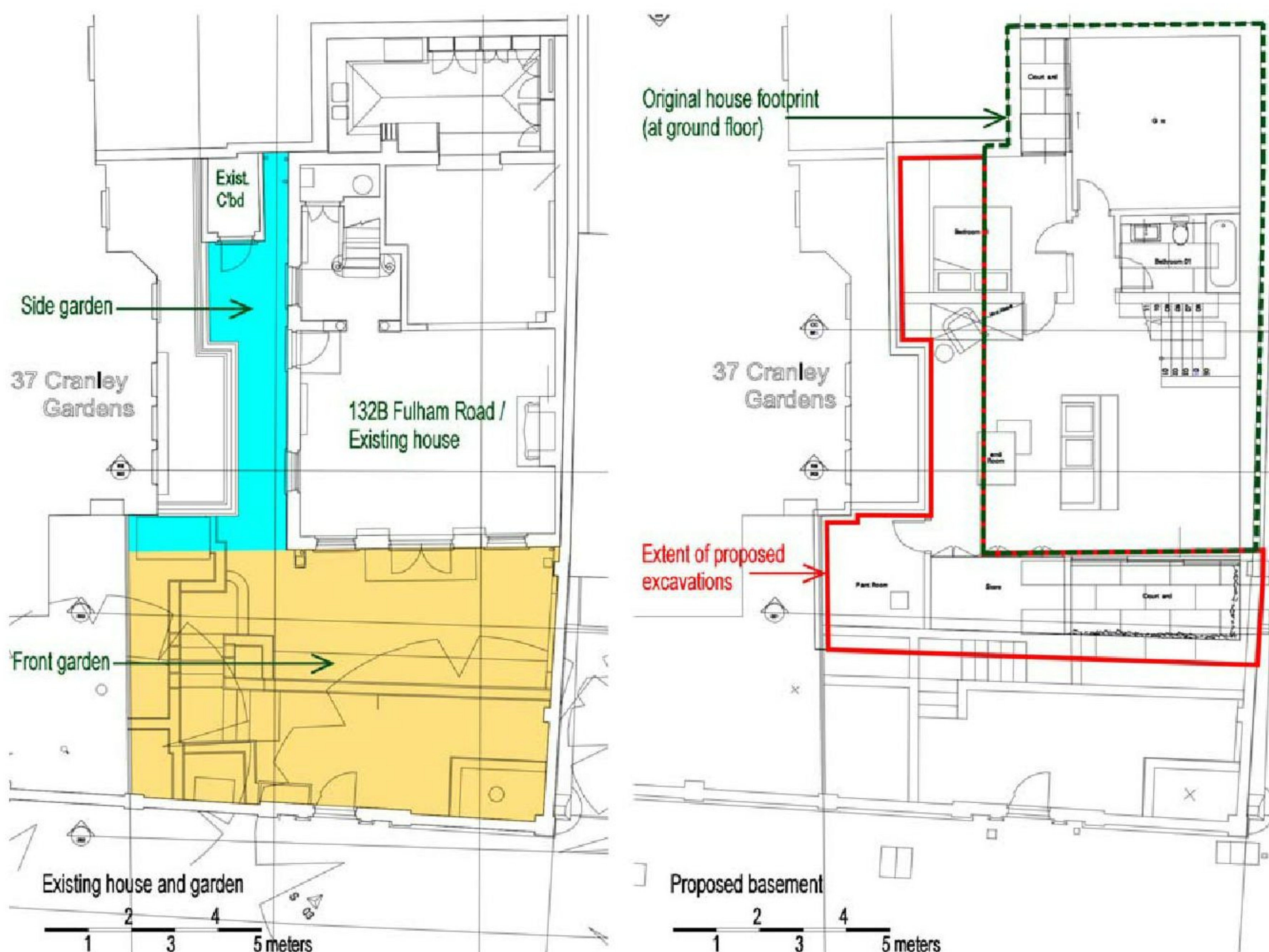
Figure 2: 50% Garden Extent in semi-detached houses

'SPD Basements' / para 3.2 further explains:

3.2 Some basement construction would involve a detached or semi-detached house with no physical separation between the gardens. In such instances it is preferable to keep the basement close to the building line and leave a margin that is free of development in each garden as shown in figure 2. Such a configuration could result in a maximum of 50% of the whole garden being utilised with slightly less or more in the front or rear for example (although the extent in each garden should still be close to 50%). The policy objective to provide a significant space free of development to enable natural surface water drainage and a planting area should be considered. It is important in locating the basement that account is taken of leaving the unaffected portion of garden connected to other unaffected neighbouring gardens.

1.2 The existing plot currently features an L-shaped garden that consists of a 'front garden' and a 'side garden'. The applicants propose to excavate the entire area of the side garden as illustrated on the plan below, which represents 100% of that respective existing garden area.

Whilst that degree of excavation to the side garden clearly contravenes current policy background, the excavated area considered as a whole also exceeds the old guidance of max. 50% of the entire existing garden; assessment of available plans show excavations of up to 60% of the existing garden area.



2. CONCLUSION:

2.0 The proposed excavations in connection with planning application PP/17/07888 contravene policy CL7(a) and as such the development should not be permitted.



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