

## **Barnett, Jessica: PC-Plan**

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**From:** Joan Winder  
**Sent:** 26 March 2014 15:46  
**To:** Planning Policy  
**Cc:** Bach, Michael; Anna-Mei Chadwick  
**Subject:** Basement Developments

Dear Sir / Madam

We are extremely concerned by the rapidly increasing number of basement developments in the borough.

We live at the end of a narrow cul de sac with two properties directly opposite with impending basement developments. We are very aware that properties need to be refurbished and developed; but the impact of two developments in one small street with a dead end, will be extremely restrictive in terms of access to our property and damaging to both other people's property, plus the dust, noise and pollution. The timing of these two developments will undoubtedly mean living through the summer having to keep all our windows closed, having our house and cars covered in dust and pollution from 100 year old buildings being gutted. The children will not be able to play and run in the street. This is just a small example of day to day living along side these types of developments.

There is no compensation for neighbours living next to these sites. We believe that a year in someone's life to live next door or opposite, on a narrow street with the dust, dirt and sheer volumes of large construction vehicles turning and carrying away earth; plus the concrete being brought in to fill the hole is enough for most hardened people to endure. We are dreading the effect it will have on family life in such a quiet and beautiful part of London.

The process of these developments needs careful attention by the people granting the permission. It is not enough to give one without managing the other in great detail.

How about reducing the council tax for those affected as the quality of neighbours lives are ruined for 18 months / 2 years. Or making the property owners hand over some form of compensation themselves; which in turn will help them manage the processes better.

We have had many large scale refurbishments in our street over the last two years, which as an example of lack of care by contractors, have resulted in 7 out of 14 cars being damaged, newly laid pavements being crushed under the weight of turning construction vehicles.

Plus the usual blocking of the street by lorries and skip removers, not to mention the air quality, dirty cars, windows and furnishings (if you should accidentally open your window) during the process.

It boils down to the need for excellent & efficient project management and good neighbour management. So that care is taken and day to day living isn't a nightmare.

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.

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

Yours faithfully

Joan Winder Nichols