

Barnett, Jessica: PC-Plan

From: Anna-Mei Chadwick
Sent: 26 March 2014 23:38
To: Planning Policy
Subject: RBKC Consultation on Basements

Dear Sir or Madam,

I understand that you are seeking the views of the residents of this Borough with regard to your policy on building basements.

As a resident I have written and so have my neighbours, to appeal to the planning officers at the Council on numerous occasions to curtail and strictly control the planning applications for developments and especially for basements in our tiny cul de sac. Your Council ignored any appeals, well researched and well written and you have recently granted planning for basements. I am sure more will be asked for and unless we make a stand now, we cannot imagine the Council will not give permission for many more basements in this road. This is just the beginning of our misery and we do not want the Council to push the Council Tax paying residents aside for the substantial fees you pick up for planning applications and parking restrictions for developments, especially basements. There must surely be other ways of the Council funding itself, other than making this borough a building site?!

You have already condemned this part to years of gridlock from lorries and builders traffic, noise, dirt, vibration, skips, machinery, cranes, and disruption.

We have written to the Council and had meetings with your parking and highways officers about the disruption to the peaceful residential way of life in this small cul de sac.

I raised the issues of damage brought about by refurbishments in this road in 2013. These were caused by minor projects in comparison to the major works required for the excavation of basements and yet the damage was extensive and unrestricted basements will only accelerate the problems listed below:

Extract from E mail to Tony Pegrum 22.5.13 Highways RBK&C

Illegal Parking in Douro Place and large vehicles in transit

Further to our earlier correspondence regarding the arrival of a crane and lorry in Douro Place in October last year and the discovery of significant damage to my vehicle after their departure, I write to summarise this long road of investigation. See attachment.

I also write on behalf of all the Douro Place Residents about the issues this incident and others since, raise about commercial vehicles being awarded licences, not applying for licences, being in transit in our road and sometimes parking illegally.

In the last six months vehicles owned by have been hit and damaged, plus one vehicle of a non-resident, who was in his car when the lorry carrying steel girders hit his car. Apart from the latter case, there have been no witnesses and no confessionals and the costs have been carried by the residents. We all believe the culprits were commercial vehicles.

Furthermore, two households have suffered cracked forecourt paving due to large lorries turning on their forecourts whilst their own vehicles are not in situ. The resident at has been told that the school bus will no longer bring her children to her door, as he has repeatedly been unable to gain access to Douro Place because of the commercial vehicles parked here and blocking his path.

These are just the cases that have been reported to me and I am sure others will come to light when I circulate this e mail.

The residents of Douro Place are rightly fed up with having their vehicles and property damaged and look to your department for some clarification and assurances. Douro Place is not against development and refurbishment, which is necessary and everyone has the right to undertake but we are asking for neighbourly consideration and traffic management supported by the Council.

Although there is nothing to be done now about the basements already granted permission, I join the neighbourhood in asking you to consider our future and the points below when granting planning permission to future basements:

- 1) restrict the size of the proposed basements ie to less than 50% of the garden and to SINGLE level/storey basements
- 2) to look at the impact of proposals for basements with swimming pools
- 3) to look at the water tables and drainage – soakways, drains etc
- 4) to look at the effect these basements have on the structures and buildings above and around them
- 5) to look at the effect on nature ie the plants, grasses/lawns, the trees and the ecological effects
- 6) to regulate the basements so that they conform to the highest standard with regard to energy, waste and water consumption
- 7) to insist on stringent traffic management plans - CTMP – to avoid gridlock, neighbours being blocked by builders, school buses unable to drop off the local children, danger to schoolchildren and the elderly
- 8) to limit the on street machinery, skips, parking restrictions, hoardings and blocking of pathways
- 9) to insist the builders are members of The Considerate Builders' Scheme
- 10) to monitor the levels of noise, dust and vibration

We urge the Council to consider the views of this road that have hitherto been totally ignored with regard to planning applications.

Yours faithfully,

Anna-Mei Chadwick
Douro Place Street Representative