

## Barnett, Jessica: PC-Plan

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**From:** Niall Carroll  
**Sent:** 26 March 2014 12:54  
**To:** Planning: PC-PlanSvc; Planning Policy  
**Cc:** Richard Henchley;  
**Subject:** Fwd: RBKC Consultation on Basements - Urgent - respond by Midnight today  
Wednesday

Dear Sir / Madam

### SUPPORT OF RBKC's PROPOSED CHANGES TO BASEMENT PLANNING POLICIES

We are very concerned by the rapidly increasing number and scale of basement developments and the inadequacy of the Council's current planning policies to deal with the ongoing commercial pressure to excavate basements. These developments have a severely negative impact on the quality of life of residents in our area due to their noise, vibration and dust, as well as their negative impact on increased construction traffic and long-term parking suspensions.

We are currently facing the prospect of a double/triple storey basement development in the property adjoining us. The proposed development is far too large for the existing building footprint. We have been advised by fellow residents that the noise, vibration, dust and traffic associated with such a large development will severely damage our quality of life for at least a year, as well as almost certainly damage our own property. We have been advised to move out of our home altogether for the duration of the construction period. It is manifestly wrong and unfair that the current planning policies regarding basements are unable to prevent our neighbour from creating such havoc in the neighbourhood and effectively force us to leave our home for at least a year.

We therefore strongly support the Council's proposals to change their policy toward basements in order 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 much better control of the traffic and parking problems due to the demolition, excavation and construction process

  - ensure much better control over noise, vibration and dust

  - ensure structural stability

We consider these changes essential because of the negative impact on the quality of life for the entire neighbourhood 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 sincerely

Niall and Sue Carroll

