

Barnett, Jessica: PC-Plan

From: Rowena Winkler
Sent: 26 March 2014 16:25
To: Planning Policy
Subject: Your policy on Building Basements

Dear Planners,

We are very concerned about the rapidly increasing number of basement developments in the borough, and at the inadequacy of the Council's planning policies to deal with the extreme pressure to excavate basements. These developments, due to their scale and duration, impact on our neighbourhood during their lengthy construction, with noise, vibration, dust, and long-term road closures with subsequent difficulties for the free flow of traffic, to say nothing of the large lorries making frequent visits to the basement site.

We strongly support the Council's proposals to change their policy toward the building of basements in order to:

1. 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;
2. To be more explicit about the need to:
 - Ensure proper drainage through soakaways,
 - Retain trees and shrubs,
 - Ensure that buildings are adapted to a higher level of performance with respect to energy, waste, and water consumption,
 - Ensure better control of the traffic and parking problems due to demolition, excavation and the construction process,
 - Ensure better control over noise, vibrations and dust
 - Ensure structural stability.

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

Yours sincerely,

Rowena and Eric Winkler