

Barnett, Jessica: PC-Plan

From: Jan Lawrence
Sent: 26 March 2014 17:54
To: Planning Policy
Cc: 'susan hunting'
Subject: Planning Policy on Basements

Dear Sir,

PARTIAL REVIEW OF THE CORE STRATEGY: BASEMENTS

I'm concerned by the rapidly increasing number of basement developments and the inadequacy of the Council's current planning policies to deal with the extreme pressure to excavate basements. These developments due to their scale and duration have major negative impacts on our neighbourhood during construction. The cumulative effect of successive schemes have severely affected our quality of life through both noise, vibration and dust and through the impact of construction traffic and long-term parking suspensions.

I 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;
- 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

Therefore I would like to have my support recorded in favour of the proposed changes.

I do, however, have strong reservations about allowing basements to be built under the gardens of listed buildings such as those in Canning Place/Victoria Grove/Launceston Place and, therefore, would ask that listed buildings be exempted from the proposal that basements may cover up to 50% of the garden.

Yours sincerely

Jan Lawrence