

14<sup>th</sup> January 2015

Sue Oriel,  
21 Clancarty Road,  
SW6 3AH

Dear Sue Oriel,

**RE: Basement Excavations**

Thank you for your letter to Mr Pallace regarding basement excavation applications in the Borough. Mr Palace has asked that I reply on his behalf.

The common form of layout of the majority of residential dwellings in the borough, being late Victorian/Edwardian is of a narrow single fronted main structure forming part of a terrace together with a narrower projection part to the rear known as the back addition.

The ability to extend these properties is extremely limited given their proximity to neighbouring properties, if the amenities currently enjoyed by adjoining occupiers is to be maintained. The options other than altering the back addition is usually limited to alteration at roof level or to existing or proposed basements.

The Council is obliged to consider applications if they are received. With relation to basement extensions the Council has clear policy which seeks to limit the size of the such extensions to the footprint of the existing building and any approved extension, whether built or not, where there is no adverse impact on the amenity of adjoining properties and there is no increased flood risk for occupiers. This policy (DM – A8) can be viewed in the Development Management Local Plan – July 2013, which is available to view on line. Retention of remaining gardens allows for rainwater to be captured in permeable areas to accord with policy DM – E4 of the Local Plan.

The Council has no specific policy in place with regards to geology although a construction method statement is required to be submitted with all basement applications. These statements set out how basements would be constructed and are available for neighbours to view should they have concerns regarding the structural integrity of development proposals.

Unfortunately the Council cannot control the timing of construction taking place but we continue to look for ways of coordinating development proposals to minimise impact on existing residents through for example the granting of skip licences and

Associate Director Transport and  
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ing bay suspensions. Hours of building operations are also controlled by environmental health legislation.

The Council's Local Plan, including the basement policy is currently under review and will seek to minimise the depth of any basement proposal to one storey, a restriction not currently in place. It is hoped that this restriction in depth will help to limit the extent and duration of construction, reducing the impact of such developments on adjoining residents and limit the opportunity for flood risk.

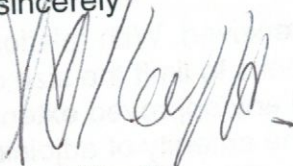
The draft Local Plan was approved for consultation by Cabinet on 1<sup>st</sup> December 2014 and outlines the Council's vision and preferred options for development in the borough for the next 20 years. It includes the identification of five key regeneration areas, strategic sites for development and options for policies on topics such as housing and the built environment.

**The Draft Local Plan and associated documents can be viewed on the council's website at [www.lbhf.gov.uk/localplan](http://www.lbhf.gov.uk/localplan)**

Public consultation on the draft Local Plan will run for six weeks from 9th January until 20th February 2015. I have spoken with Brendan Bird regarding the consultation yesterday and passed contact details of the officer in planning policy, David Gawthorpe who may be able to answer any questions you may have. David can be contacted on 020 8753 3384.

I hope you find this information useful

Yours sincerely



Laurence O'Keeffe  
Team Leader (South Team)