



North Cray Residents Association

www.northcrayresidents.org.uk

TO: Mrs Claire Collins, Development Control

DATE: 30 March 2017

Dear Mrs Collins,

Ref 17/00396/FUL 45 The Grove – re-development including a basement

Several members has contacted us to express their concern about the scale etc. of the above planning application and so this is to ask you to please register our **OBJECTION** to some of what is is being proposed. Our reasons are given below.

PROPOSED TWO-STOREY REAR EXTENSION

We consider that making the proposed rear extension a double-height one makes a significant and adverse impact as regards the scale of the proposed ‘enlargement’ works to this semi-detached house. The adverse effect upon the residents of the adjoining house are seen as (a) a loss of sun-light to both its rear ground floor extension and its upper rear bedrooms and (b) a loss of privacy, preventing them from the enjoyment of their garden.

PROPOSED CINEMA

The immediate neighbours also, and understandably, fear noise pollution and disturbance from the proposed cinema’s sound system.

WORKS TO CREATE A BASEMENT

Very understandable, too, is the immediate neighbours’ concern that these major Works would have a damaging impact upon their property as regards structural and future subsidence issues.

ARGUMENT AGAINST THE CREATION OF A BASEMENT

We note that this basement is to have a cinema, a swimming pool, a bathroom *and two bedrooms*. Our argument against the creation of a basement – especially one containing bedrooms – is that No. 45 The Grove is one of the houses that is shown on a flood map as being at risk (please see attached). The nearby Footscray Meadows were badly flooded in the 1970s, and flooded again in 2014. The heavy rainfall of recent years has undoubtedly increased the water table, too. For this reason, we feel very strongly that it would be irresponsible of the Council to allow the creation of a basement – especially one with bedrooms- in any house that is known to have a flood risk.

Yours sincerely
Jean Gammons
Secretary

 [Dashboard](#) [Rainfall Forecast](#) [Help](#) [News](#) [Sign up for Flood Alerts](#) [Sign in](#)

Dashboard ×

