



North Cray Residents Association

www.northcrayresidents.org.uk

TO: Mrs Claire Collins, Development Control

DATE: 24 July 2017

Dear Mrs Collins,

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

Several members have again contacted us to express their concern about the scale etc. of the above planning application. We have noted the slight change shown in the “Superceded Documents”, but our **OBJECTION** as set out in our letter dated 30 March 2017 remains. Our reasons are repeated 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 map attached to our letter of 30 March). 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.

/ADDITIONAL

ADDITIONAL

I would also like to add the Reasons for Refusal given in the case of Ref 17/01187/FUL 67 Gattons Way, a similar application for a two-storey extension. These were that the proposed side extension, by reason of its size and location, would have a detrimental impact on the amenities of the neighbouring property – and, as such, be contrary to para 56 of the NPPF and Policies ENV39, H9 of the UDP and the Design and Development Control Guideline 2 – all of which seek to secure good design *and the protection of neighbour amenities*.

We hope that you will also Refuse the application in the case of 45 The Grove.

Yours sincerely
Jean Gammons
Secretary