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SUSTAINABILITY CHECKLIST FOR HOUSEHOLDER APPLICATIONS

The overall aim of the District Plan for Welwyn Hatfield is to make development more sustainable in order to improve people's quality of life. This checklist has been drawn up to identify the things that could make householder development more sustainable. The intention is that this should be completed and returned with your planning application form. It will then be used by the Council in assessing whether your proposal is acceptable.

However, this checklist only covers sustainability issues. There will be other matters which the Council will need to consider, such as design, which are set out in the District Plan and in this document. In designing your extensions, buildings or alterations you should refer to the relevant policies and standards.

Applicants should be aware that if their house is a listed building or in a Conservation Area, some or all of the criteria may not be appropriate to their application. In such cases you should contact a Planning Officer at the Council to discuss the checklist.

Please state how your proposal addresses the following criteria:

1. Minimize any impact on the daylight, sunlight and privacy enjoyed by any neighbouring property.

The extension will occupy almost the same footprint as the existing single storey outbuilding - there should be no change

2. Make best use of the sun's energy to reduce energy costs e.g. south facing living room windows.

The orientation of the original and new building will be the same. In order to comply with LA Building Regulations energy reduction measures will be incorporated into the construction

3. Maximize other opportunities for energy saving, such as cavity wall insulation, double-glazing or loft insulation.

In order to comply with these issues, the new works will have energy saving measures to comply with LA Building Regulations standards

4. Use other sources of energy e.g. solar panels.

Solar panels will not be cost effective as the existing roof will not have sufficient area due to the existing front elevation gable and the need for an escape window in case of fire. The rear extension orientation is such that it cannot make use of solar energy

5. Use renewable recycled or second-hand materials during construction.

The existing roof tiles will be reused on the new roof. Hardcore from demolished material will be reused where permitted by the LA Building Inspector

6. Design the building/extension so it is accessible for people with all levels of mobility, in particular people with disabilities, prams.

This is a requirement under LA Building Regulations standards. The extension is single storey following existing floor levels.

7. Use permeable materials for hard standings or parking areas to reduce surface water run-off and evaporation.

This is not applicable as there is no change to the external parking areas.

8. Install water-efficient fixtures and appliances to conserve water (e.g. special showers, taps, cisterns) and equipment to recycle water (e.g. rainwater butts).

This is a LA Building Regulations requirement. The property already has water butts but the overflow from these is to soakaways to maintain the local water subterranean aquifer.

9. Preserve existing trees, hedges and other natural features.

Not applicable as the extension occupies the same space as an existing structure

10. Use landscaping and natural features externally which will increase biodiversity e.g. planting native species, or species attracting wildlife and including water features.

Not applicable as there is no works intended to the existing rear private garden

11. Use hedges rather than brick and concrete walls or fences as a means of enclosure, or soften the look of existing walls/fences with climbing plants.

There is no change to the existing boundary fencing

12. Design the extension or building to include crime prevention measures e.g. avoid accessible flat roofs, avoid siting extensions/buildings close to footpaths, avoid solid fences giving easy access for burglars.

The extension will have a pitched roof but the pitch will be of the minimum to avoid loss of amenity to the adjoining houses

13. Minimize noise levels, and light and dust pollution during construction.

There will be no windows in the direction of the adjoining property, hence no light pollution. Dust during construction is not permitted under Health & Safety legislation

14. Considers the need for adequate storage for cycles and domestic recycling facilities.

There is a fully enclosed secure rear garden which currently allows for storage of cycles and domestic recycling facilities. There is no change to this situation.

The completed checklist should be returned with your completed planning application. Further guidance on sustainable development can be found at <http://www.hertsdirect.org/scholearn/aboutstatesch/assetsteward/Sustainability>