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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 OVER THE GARAGE IS SET BACK FROM THE BOUNDARY BY 1.0m.

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

THE REAR EXTENSION FACES SOUTH.

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

THE NEW CONSTRUCTION IS TO BE INSULATED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXTENDING AN EXISTING PROPERTY

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

NONE

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

WHERE POSSIBLE AND ECONOMICAL THE
TILES AND BRICKS WILL BE REUSED.

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

ACCESS TO THE PROPERTY IS VIA ONE SMALL
STEP

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

THERE WILL BE NO CHANGES TO PARKING
AREA, ADDITIONAL RUN OFF IS FROM THE
POOR EXTENSION ONLY

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).

THE CLIENT WILL INVESTIGATE THE USE
OF WATER CONSERVING APPLIANCES.

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

THE EXISTING TREES AND HEDGES ARE
TO BE RETAINED

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

THE REAR GARDEN IS TO BE LANDSCAPED
AT A LATER DATE

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.

ADDITIONAL PLANTING WILL BE UNDERTAKEN AFTER CONSTRUCTION

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.

ROOFS GENERALY SLOPE, ALL NEW WINDOWS AND DOORS WILL HAVE SECURITY LOCKS.

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

THE CONTRACTOR WILL PROVIDE METHOD STATEMENTS FOR THE WORKS.

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

THE GARAGE CAN STORE ANY CYCLES AND RECYCLING BOXES WILL BE STORED AT THE REAR OF THE PROPERTY.

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>