WELWYN HATFIELD BOROUGH COUNCIL

WELWYN HATFIELD
PLANNING
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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 neighboring property.
The newly proposed swimming pool will have no impact on neighbouring properties due to its location within the site and also that it is primarily below ground level.

2. Make best use of the sun's energy to reduce energy costs e.g. south facing living room windows.
Given that this development lye's mainly underground, emphasis has been placed on orientation and maximising as much natural light as possible by having windows placed on the south facing wall and sunken grass banks on either north and south sides to allow for light to pass into the building.

3. Maximize other opportunities for energy saving, such as cavity wall insulation, double-glazing or loft insulation.
Being a basement by design, the construction of the swimming pool is of concrete which will essentially behave as a thermal mass, keeping the building cool in the summer and warm in the winter. In addition to this the building will be fully insulated and with a green roof this will add to the buildings insulation even greater. Also in addition to this Double glazed window units will be used.

4. Use other sources of energy e.g. solar panels.
The provision of other sources of energy has not been anticipated for this scheme

5. Use renewable recycled or second-hand materials during construction.
Green roof , recycled hardcore for backfill and reclaimed bricks.

6. Design the building/extension so it is accessible for people with all levels of mobility, in particular people with disabilities, prams.
No such provision has been given as this is a private residence.

7. Use permeable materials for hard standings or parking areas to reduce surface water run-off and evaporation.
Acces areas are to be made of soft landscape allowing for reduced surface water run-off.

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).
No provisions as yet.

9. Preserve existing trees, hedges and other natural features.
As many existing trees and hedges will be maintained as possible in addition to this a green roof has been proposed and further planting of yew trees has also been proposed.

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 proposed green roof will encourage a new system of biodiversity and replanting further yew trees will add to the existing wildlife and species..

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.
The existing dense planting and proposed additions of new trees will provide good cover generally climbing plants already exists over the garden walls and will be proposed for the new pergola.

12. Design the extension or building to include crime prevention measures e.g. avoid accessible flat roofs, avoid situating extensions/buildings close to footpaths, avoid solid fences giving easy access for burglars.
The proposal is within private grounds which are secured by boundary walls.

13. Minimize noise levels, and light and dust pollution during construction.
Noise to neighbouring properties should not be a problem due to the size of the site and the far proximity to neighbouring properties. As the Proposal is at below ground level once the internal work has began there will be very little disturbance to neighbouring properties.

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

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