

**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 PROPOSED GARAGE IS LOCATED ON THE EAST SIDE OF THE EXISTING HOUSE WHERE THERE ARE NO IMMEDIATE NEIGHBOURS. CLOSEST NEIGHBOUR IS 43 METRES TO THE WEST.

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

MINIMAL ENERGY COSTS ASSOCIATED WITH PROPOSED GARAGE

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

N/A FOR GARAGE/STORE

WELWYN HATFIELD
 PLANNING
 OFFICE
 24 DEC 2010
 No. 2010/3095

2010/3096

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

N/A FOR PROPOSED GARAGE STORE.

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

DAK FRAME AND WEATHERBOARDING WILL BE FROM SUSTAINABLE RESOURCES

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

THE PROPOSED GARAGE IS SINGLE STOREY AND ACCESSIBLE.

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

PARKING AREAS WILL REMAIN AS EXISTING; SHOULD ANY ALTERATIONS BE REQUIRED CONSIDERATION WILL BE GIVEN TO PROVIDING PERMEABLE SURFACES.

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).

CONSIDERATION WILL BE GIVEN TO INSTALLING RAINWATER BUTTS TO THE 2 NO DOWNPIPES.

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

DISCUSSIONS HAVE TAKEN PLACE WITH THE TREE OFFICER TO ENSURE REGULAR MONITORING OF SURROUNDING TREES.

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

USE OF NATIVE SPECIES WILL BE CONSIDERED AS PART OF LANDSCAPING STRATEGY FOR THE SITE

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.

N/A WITH THIS PROPOSAL.

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.

PROPOSED GARAGE IS WITHIN A SECURED AREA; IT IS DESIGNED WITH A STEEP PITCHED ROOF TO DETER CLIMBING.

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

THIS WILL BE CONSIDERED.

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

THE PROPOSED GARAGE INCLUDES STORAGE SPACE WHERE CURRENTLY THERE IS NONE ON THE SITE.

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/aboutstat esch/assetsteward/Sustainability>