

42 Theobalds Road

PLANNING
DEPARTMENT

17 JUN 2011

**WELWYN
HATFIELD**
BOROUGH COUNCIL



2011/1116

**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 line of the rear extension does not project any further than the rear elevations of the two neighbouring properties. The property is south-east facing, as such most sunlight will be at the front.

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

The front of the property is south-east facing. The 1st floor level roof extension will have a window to benefit from the sunlight.

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

The new extension will have cavity wall insulation and double-glazed windows in line with current building control standards. The loft space will be converted to habitable space in line with current building regs.

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

N/A

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

N/A

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

The extension on the ground floor is only 1 step up from the ground floor level.

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

N/A, no works to front driveway or 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).

These will be considered by the applicant through negotiations with the contractor during construction stage.

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

N/A, no trees or hedges are proposed to be removed.

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

No works to natural external features are planned.

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 are currently many hedges and bushes delineating the site boundaries, no other changes to site boundaries are proposed.

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.

None of the works will increase my risk of crime.

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

The contractor will adhere to any particular conditions regarding noise and dust pollution that the planning dept sets.

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

Currently there are refuse and recycling bins located at the side of the site, this will be maintained.

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>