31 NORTHAW ROAD EAST CUFFLEY HERTS EN6 4LU

PROPOSED GARDEN ROOM & UTILITY ROOM

29th SEPTEMBER 2011

L2011/2265

PLANNING DEPA

4 OCT 2011

WELWYN HATFIELD BOROUGH COUNCIL

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 proposed Garden Room is only slightly larger than the conservatory it will replace and with a solid wall to the north elevation and projecting windows to the east elevation the potential for overlooking adjoining properties is considerably reduced. There will be little or no impact on daylight or sunlight. Whilst the flank wall to the proposed Utility Room adjacent to the boundary is to be raised the development is to the north of the adjoining property and will not, as far as can be determined, have any impact on daylight, sunlight or privacy.

2. Make best use of the sun's energy to reduce energy costs e.g. south facing living room windows.
Both the Garden Room and Utility Room are to replace existing structures so orientation is for the most part pre-determined. The Garden Room will have a solid and well insulated roof, walls and floor and considerably less glazing than the original conservatory thus reducing heat gains & losses. As it is east-facing heat gain will be minimal. The Utility Room will also be a highly-insulated structure and will have only one west-facing window and two double-glazed rooflights.

3. Maximize other opportunities for energy saving, such as cavity wall insulation, double-glazing or loft insulation.
As noted above all floors, walls and roofs will incorporate insulation to achieve compliance with the current Building Regulations. All windows will be double-glazed with Pilkington K Glass or similar.

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

An array of Solar Photo-voltaic panels will be installed on the south-facing roof-slope adjacent to the new roof of the Utility Room.

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

Subject to verification the existing foundations and brick-substructure to the Conservatory will be retained and the new Garden Room constructed from the top of the brickwork thus avoiding excavations and concrete foundations. The existing raised timber floor will also be retained as a working platform - although a new insulated timber floor will be constructed above the old floor. The existing brick flank wall of the Garage will also be retained and a new timber structure built within the shell. Timbers from the existing flat roof will be salvaged where possible.

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

The internal finished floor levels of the new Garden Room and the Utility Room will be level with the main finished floor level within the house thus providing internal flush transitions throughout. There will be no direct access to the Utility Room from external areas and given the height of the Garden Room above the rear garden it is impractical to seek to improve the current access via an external flight of steps which are to be retained.

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

The work to the Garden Room will not involve any changes to existing hard-paved or landscaped garden areas in the vicinity. A new surface-water drainage channel will be installed adjacent to the front elevation of the new Utility Room to reduce the risk of flooding in this area - which has historically been an issue due to the gradient of the drive which falls towards the house.

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).

Surface water from roofs will be harvested to rain water butts where possible for watering the garden but it should be noted that the existing drainage is to soakaways within the garden and not to mains drainage. Whilst internal appliances and plumbing installations have not been specified it is likely that the Utility Room will include a double sink/drainer and connections for a washing machine. Both will connect to mains drainage. It is not anticipated that a grey-water capture and re-cycling system will be used.

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

Minor pruning of climbing plants to boundaries may be necessary to facilitate construction of the Utility Room but otherwise it is unlikely that the proposals will impact on any trees or hedges.

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

This property benefits from extensive and well maintained gardens.

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.

Existing hedges, fences etc. to boundaries will be retained.

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.

Both the new Garden Room and the Utility Room will be substantially more robust and secure than the existing Conservatory and Garage. The Utility Room will have a flat roof which might be considered vulnerable to a determined intruder and for this reason high-security rooflights will be specified.

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

The building contract will prescribe working hours and the Contractor will be required to submit a Health & Safety plan setting out methodologies for dealing with potentially hazardous, noisy or polluting construction activities - including provision for the secure storage of hazardous plant and materials.

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

Domestic re-cycling storage is currently accommodated along the side access path to the north of the property - this will remain unchanged. There are currently no bicycles at this address.

The completed checklist should be returned with your completed planning application. Further guidance on sustainable development can be found at