

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 extension is located on the rear, western, side of the building. The neighbouring property to the north, Hope Cottage, has been extended 2750mm to the rear at ground floor level. It has a parapet wall with a concrete coping stone making the overall height of this existing extension approximately 3000mm. This existing extension ensures that the proposal has a reduced impact upon this neighbouring property.

To the southern side, the boundary between Anchor Cottage and Nym Manor Farm Cottage 'dog legs' across the rear of Nym Manor Farm Cottage at 2110mm from the rear wall widening the garden width from 3680mm to 6380mm. This change in boundary direction and position helps to reduce the visual impact on this neighbouring property.

The new window serving the new bedroom will overlook the rear garden of the application site and will therefore not provide any loss of privacy over neighbouring property owners.

2. Make best use of the sun's energy to reduce energy costs e.g. south facing living room windows.
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The two front bedrooms are east facing and will benefit from the morning sun whilst the rear bedroom and kitchen are west facing and will benefit from the evening sun. We have introduced roof windows to the rear over the kitchen and into the repositioned bathroom providing natural sunlight to these rooms and therefore reducing the reliance on artificial lighting.

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

The proposed extension will be built in accordance with the current building regulations and will satisfy all relevant standards.

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

It is not proposed to use any other energy source other than gas and electricity

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

The hardcore from the walls and concrete floor, being removed, may be utilized in the floor construction.

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

Floor levels within the proposed extension will match those of the existing building.

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

No hardstandings or parking areas are proposed within this application

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).

It is possible that the client will install a water butt to accommodate rainwater run off from the new roofs.

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

All existing trees, hedges etc will be retained where possible.

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 additional planting is proposed within this application.

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.

No additional planting is proposed within this application

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 windows and doors will be fitted with multi point locking systems and the rear extension has a pitched roof making it difficult to climb.

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

All possible measures will be taken during the construction to reduce the impact on neighbouring properties.

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

All existing facilities will remain.

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>