

SUSTAINABILITY CHECKLIST FOR HOUSEHOLDER APPLICATIONS

30 JAN 2013

2013/0154

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. Minimise any impact on the daylight, sunlight and privacy enjoyed by any neighbouring property.

The proposed rear extension at 177 Parkway is for a single storey flat roofed brick built construction. The neighbouring properties at 175 and 179 Parkway both already have single storey rear extensions. There will be no impact on the sunlight and privacy to either property. Also no impact on daylight to 175 Parkway and only the possibility of a slight impact on daylight to 179 Parkway. Please refer to the Block Plan on Drawing No. A100 revision D for a plan view of all three properties with their rear extensions. No other properties whose gardens border the rear garden of 177 Parkway will be effected in any way.

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

The elevation of the proposed extension that looks onto the rear garden faces mainly east, with a slight southerly aspect. This elevation will have sliding-folding fully double glazed windows to take advantage of the view over the garden and any available solar energy gain. There will also be a new glazed rooflight to provide daylight and sunshine deeper into the ground floor layout of the property.

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

The walls of the proposed extension will be of insulated cavity wall construction. The flat roof will be fully insulated. The new windows and rooflight will be double glazed. All construction insulation details will be in accordance with the latest edition of the Building Regulations.

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

Solar panels do not form part of the current application.

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

The brickwork of the proposed extension will match as closely that of the existing house. Second-hand bricks of this type are not readily available.

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

The proposed extension is all on the same floor level as the ground floor of the existing house with no steps or changes of level. All new doorways are wide enough to accommodate wheelchairs or prams.

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

There are no additional hardstandings or parking areas included as part of 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).

All new shower, wash basin and toilet cistern fittings will be specified with water conservation guidelines taken into account. A new rainwater butt is under consideration for the rear garden to collect rainwater from the roof of the new extension.

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

No trees, hedges or other natural features will be affected by this proposal.

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 consideration of landscaping features is not applicable to 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.

Existing hedges and fences will be retained wherever possible along the garden boundaries.

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 proposed extension is located at the rear of 177 Parkway where the rear garden is almost entirely surrounded by the rear gardens of neighbouring properties.

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

The contractors for the proposed extension will be chosen from a list of builders who are used to working on occupied residential properties. They will be made aware of the need to keep noise and dust to a minimum and to not use artificial lighting in an unacceptable manner.

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

This consideration is already catered for within the existing property and will not be adversely affected by the construction of the proposed extension.

Site address: 177 Parkway, Welwyn Garden City, Herts AL8 6JA

Details of person responsible for completing the checklist.

Name: Richard Gardiner

Relationship to proposal:- Agent
e.g. applicant, agent, ecological consultant.

Date: 29th January 2013