



10 JUL 2013

**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 properties in this part of Ramsey Close are detached. The side extension is on the East side of the property. The whole site enjoys a very open aspect and it is felt that the extension will not significantly affect the light and privacy of the neighbouring property,

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

The extended property will have windows in keeping with the existing ones, which are already quite generous. The Orangery Conservatory will have large windows, doors and lantern light.

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

The new walls will be of an insulated cavity construction to meet the current Building Regulations. The new roof will, likewise, be constructed to meet current Building Regulation standards.

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

The applicant is investigating alternative energy sources for the property.

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

The existing roof tiles will be retained and brought to the front elevations of the property. If possible, reclaimed tiles will be used to supplement these.

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

The new front entrance and the access to the Orangery Conservatory will be designed to give level access through sufficiently wide doorways.

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

Any new pavings required will be constructed of permeable materials

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 Sanitary and Washing facilities within the property will be designed using water efficient devices

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

It is not intended to remove any existing trees or hedges. Some careful pruning of some shrubs may be required.

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

It is not intended to alter the landscaping around the property.