

101 BROCKMANS AVENUE, BROCKMANS PARK
(GARAGE CONVERSION)



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.
N/A - CONVERSION OF INTEGRAL GARAGE ONLY.

2. Make best use of the sun's energy to reduce energy costs e.g. south facing living room windows.
THE PROPOSED DRAWING ROOM HAS BEEN PROVIDED WITH SOUTH FACING WINDOWS.

3. Maximize other opportunities for energy saving, such as cavity wall insulation, double-glazing or loft insulation.
DOUBLE GLAZING TO BE USED

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03 JUL 2009
No: SG/2009/1551/P2

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

NONE PROPOSED

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

THE USE OF RECYCLED MATERIALS WILL BE CONSIDERED.

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

INTERNAL LEVEL ACCESS TO BE PROVIDED.

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

N/A - NO NEW HARDSTANDINGS PROPOSED.

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).

N/A.

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

NO TREES, HEDGES, ETC AFFECTED.

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 NEW LANDSCAPING PROPOSED.

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.

N/A - NO NEW MEANS OF ENCLOSURE 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.

N/A - CONVERSION OF EXISTING INTERNAL GARAGE.

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

NOISE LEVELS AND LIGHT/DUST POLLUTION COULD BE MINIMISED BY INCLUDING A CONDITION THAT RESTRICTS WORKING HOURS.

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

THE DETACHED GARAGE PROPOSED UNDER THE OTHER APPLICATION WOULD PROVIDE REPLACEMENT CYCLE STORAGE, WHILST THE EXISTING RECYCLING FACILITIES WOULD NOT BE AFFECTED.

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>