

**WELWYN
HATFIELD**
BOROUGH COUNCIL



WELWYN HATFIELD
PLANNING
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18 JAN 2012

2012/0096

**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 Property stands on a plot, with its front elevation facing south. Due to the proposed extension distance of , from no10, and position relative to no8, it will have minimal effect on daylight, sunlight or privacy on the neighbouring properties.

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

extension makes good use of the available light

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

The construction of this project will comply or exceed thermally the current building control requirements.

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

The utilisation of solar energy will be considered at a later date.

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

Where possible the development will make use of renewable recycled, recyclable and durable products e.g. building materials, salvage material for re-use/ recycling, the use demolition materials for hardcore and aggregate.

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

Accessibility will be maintained

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

semi permeable materials are to be used to replace the existing tarmac drive.

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).

Water consumption to be minimise through the use of water efficient fixtures and fittings, rainwater storage and recovery and possibly grey water re-use.

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

It is intended to preserve existing trees, hedges and other natural features.

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

Opportunities to increase biodiversity will be optimised.

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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.

Natural boundary treatment 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.

The proposed garage to the front of the property will obstruct unwanted access to rear, the proposed extension position and enables natural surveillance.

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

Construction work to be only undertaken between advised guide times.

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

The proposed design incorporates a large garage for the storage of bikes and bins etc.

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>