

21 DEC 2010

2010/3084



## 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 single storey proposals are to the north of, and predominantly hidden from view by, the existing house at No.76 and not therefore in effective vicinity to impact on neighbouring properties, daylight, sunlight or privacy.  
Please also refer to the comments made in the application design statement.

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

Passive solar design principles have been used as appropriate.  
Please also refer to the comments made in the application design statement.

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

All building fabric will be designed to meet or exceed current AD Part L requirements.  
Please also refer to the comments made in the application design statement.

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

Assume RENEWABLE sources of energy? None are proposed as appropriate to this project as the proposals are north facing.  
Please also refer to the comments made in the application design statement.

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

Materials proposed are as appropriate to this particular building, All timber will be specified as FSC, aggregate used will be specified as recycled, other materials will if appropriate be specified to ensure low embodied energy, ability to be recycled or reused. Fixtures and fittings will be re-used as appropriate.  
Please also refer to the comments made in the application design statement.

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

The proposals will be designed to comply with the requirements of AD Part M & relevant DDA legislation to encourage accessibility.  
Please also refer to the comments made in the application design statement.

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

No parking areas are included in the application, areas of hard landscaping will be design to encourage reduced surface water run off. Flat roof areas will be ballasted to slow down rain water run off .  
Please also refer to the comments made in the application design statement.

**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).**

The proposals will include regulated flow water fittings and aerating mixer taps where used.

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

All natural features will be strictly protected and preserved.  
Please also refer to the comments made in the application design statement.

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

Ballasted flat roof will encourage habitat diversity.  
Please also refer to the comments made in the application design statement.

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 adjustments are proposed to the existing property enclosures, which are all planted. Please also refer to the comments made in the application design statement.

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.

All new joinery (windows and doors) will be designed to prevent easy access and will follow the principles of secure by design. The proposed flat roof is overlooked by other rooms in the house and is not easily accessible. Please also refer to the comments made in the application design statement.

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

The contractors will be contractually obligated through specification to minimise nuisance during the construction process.

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

These are already in existence within the original house.

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>