13 Bushey Wood, S17 3QA (3-bed detached house) – Lawful consent sought (Sheffield City Council planning) for the following proposed works – applicated dated 30 October 2023

- 1. Replacement of gas boiler with electric boiler
- 2. Installation of x15 solar pv panels on top of the roof (when viewed from the front located on the left side and rear roof elevations only)
- 3. Dig up and repave the front driveway with permeable materials and repositioned to sit below dampcourse to main dwelling
- 4. Inspect, upgrade and complete full electrical rewiring (single phase / 100A)
- 5. Replace existing double-glazed windows throughout with
 - (a) modification to 1st floor landing window (above front door) which is overly large and shorten width from 4ft to 2ft approx
 - (b) addition of ground floor 2ft wide window to side external wall
 - (c) addition of 1st floor window (1ft wide / 2ft high in walk-in storage area) to front elevation of existing side extension
- 6. Construct a single storey front porch entrance to ensure front door can open inwards (currently can only open outwards)
- 7. As part of electrical rewiring install separate electric vehicle charger within the garage
- 8. Construction of an in-fill 'single storey' 'flat roof' side extension at ground floor level to square off / increase the internal room dimensions. The extension boundary will align and not go beyond the existing rear and side external walls.
- 9. Fit a new fence to provide security/privacy between front driveway and main side garden
- 10. (a) Application of external silicon based 'soft white' render to front / rear external wall elevations.
 - (b) Application of external cladding 'timber themed' to:
 - i) front / rear external wall elevations of garage area
 - ii) front / rear / side external wall elevations of pre-existing 2-storey side extension
- 11. Remove the old pitched roof (worn tiles plus clear away underlying spray insulation foam) and replace with new 'dark grey' roof tiles / vapour membrane / 300mm loft insulation
- 12. Replace existing front / rear / garden side 'entrance/exit' doors

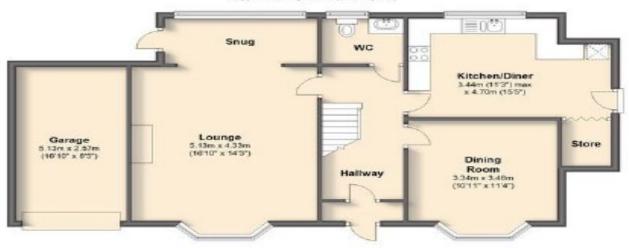
Further reading:

- Existing floor plan / property layout > Annex A
- Proposed property layout > Annex B1 & B2
- Current front / rear aspects > Annex C
- Proposed front / rear aspects > Annex D

Contact/Resident Property Owner: Miss Sonia Gayle / [email: sgayle9733@gmail.com / tel: 07748 180720]

Ground Floor

Approx. 84.1 sq. metres (905.4 sq. feet)



First Floor

Approx. 61.3 sq. metres (660.4 sq. feet)



Total area: approx. 145.5 sq. metres (1565.7 sq. feet)

Annex B1 – Proposed Layout



First Floor
Approx. 61.3 eq. nertes (660.4 eq. foot)



Annex C – Current Front / Rear Aspects



Location of proposed new window



Location of proposed new flat roofed single

Annex D – Proposed Front / Rear Aspects





New Solar panels to rear / side roofs