

**13 Bushey Wood, S17 3QA (3-bed detached house) – Lawful consent sought (Sheffield City Council planning) for the following proposed works – applied 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 1<sup>st</sup> 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**

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**Annex A – Current Floor Plan**



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

# Annex B1 – Proposed Layout



Public Foot Path

# Annex B2 – Proposed Layout

## First Floor

Approx. 91.3 sq. metres (980.4 sq. feet)



**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**

