



**Please send to :**  
The Planning Service, Howden House  
1 Union St  
Sheffield  
S1 2SH

Planning Helpline : 0114 203 9183  
E-mail : [planningdc@sheffield.gov.uk](mailto:planningdc@sheffield.gov.uk)

Sheffield Guidance at :  
[www.sheffield.gov.uk/planning](http://www.sheffield.gov.uk/planning)

## Application for a Lawful Development Certificate for a Proposed Use or Development

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

Miss

First name

Sonia

Surname

Gayle

Company Name

### Address

Address line 1

13

Address line 2

Bushey Wood Road

Address line 3

Town/City

Sheffield

County

Country

Postcode

S17 3QA

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

Yes

No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

- 1/ Replacement of gas boiler with electric boiler (property will then be 'gas free' and all-electric / utilising solar PV energy)
- 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 damp course 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 to recessed front elevation of existing side extension to let in light to walk-in side storage (optional office space)
- 6/ Construct a modest single storey front porch entrance to ensure front door can safely open inwards (currently can only open outwards)
- 7/ As part of electrical rewiring install separate electric vehicle charger internally 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 wall elevations.
- 9/ Fit a new fence to provide security/privacy between front driveway and main side garden
- 10a/ Application of external silicon based 'soft white' smooth render to front / rear external wall elevations.
- 10b/ 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

Does the proposal consist of, or include, a change of use of the land or building(s)?

Yes

No

Has the proposal been started?

Yes

No

## Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The property has always been used as a domestic dwelling and the remedial / improvement works proposed are necessary to improve the fabric of the building through essential repairs (new roof and full electrical rewiring / relay permeable front driveway to sit below damp course / new dg windows); by improving insulation (via cladding and render to exterior and upgraded loft insulation) and energy efficiency (replacement of old gas boiler with new electric boiler running on solar PV energy / electric vehicle charger / new dg windows). The proposed works will upgrade the appearance of the building (external render / cladding / new windows & doors / relay permeable front driveway to sit below damp course) whilst remaining sympathetic to the age of the building (1950s) and in keeping with the general street scene (single storey extension at rear of building will match existing boundaries / solar pv panels at side and rear roof only / new fencing). New windows/doors in keeping with existing and no overlooking issues where neighbours are concerned.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

#### Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- Permanent  
 Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Existing guidance indicates that planning permission is not required for the following works:

- 1/ replacement of gas boiler with electric boiler > <https://www.planningportal.co.uk/permission/common-projects/boilers-and-heating/planning-permission>
- 2/ installation of solar pv panels to a residential dwelling > <https://www.planningportal.co.uk/permission/common-projects/solar-panels/planning-permission>
- 3/ paving the front driveway with permeable materials > <https://www.planningportal.co.uk/permission/common-projects/paving-your-front-garden/planning-permission>
- 4/ electrical rewiring of a residential dwelling > <https://www.planningportal.co.uk/permission/common-projects/electrics/planning-permission>
- 5/ replacement of existing double glazed windows / modified 1st floor window / new side window on ground floor / new window on 1st floor > <https://www.planningportal.co.uk/permission/common-projects/doors-and-windows/planning-permission>
- 6/ adding a porch / new front door entrance > <https://www.planningportal.co.uk/permission/common-projects/porches/planning-permission>
- 7/ adding electric vehicle charger in the garage > <https://www.planningportal.co.uk/permission/common-projects/electric-vehicle-charging/electric-vehicle-chargers>
- 8/ adding a single storey side extension to the rear/side of a detached house > <https://www.planningportal.co.uk/permission/common-projects/extensions/planning-permission>
- 9/ new fencing to screen off side garden from front driveway area > <https://www.planningportal.co.uk/permission/common-projects/fences-gates-and-garden-walls/planning-permission>
- 10/ new render and cladding to external walls of dwelling > <https://www.planningportal.co.uk/permission/common-projects/external-walls/planning-permission>
- 11/ Replacement pitched roof and upgraded 300mm insulation > <https://www.planningportal.co.uk/permission/common-projects/roof/building-regulations-re-roofing>
- 12/ Replacement of existing front / rear / side garden doors > <https://www.planningportal.co.uk/permission/common-projects/doors-and-windows/planning-permission>

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

## Interest in the Land

Please state the applicant's interest in the land

Owner

Lessee

Occupier

Other

## Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Sonia Gayle

Date

30/10/2023