

Extension via Permitted Development rights statement at Woonona, Oxspring, Sheffield, S36 8YW

## Introduction

This statement has been prepared on behalf of the client, Mr & Mrs Philip & Laura Brown, and accompanies the application, ref: PP-12097755 seeking a lawful development certificate for the proposed single storey rear extension of the existing property at Woonona, Oxspring, Sheffield, S36 8YW as shown on location plan PLB-JMA-ZZ-00-DR-A-(01)099A Site Location Plan.

## Statement of Case

The residential property has been in the applicant's ownership since 2013 when it was marketed and purchased as such. Records indicate it has been occupied as a dwelling since 1995 when it first came to the open market and was again marketed as such.

The style, vernacular and layout all indicate the property was purpose designed and constructed as a dwelling.

There are a number of previous planning applications in 2004 and 2019 for alterations to the property described as a dwelling. It is noted that no conditions were imposed with these decision notices to remove the permitted development rights of the property.

## Conclusion

Permitted development rights for a class C3 dwellinghouse should exist for the above property.