

## Extension via Permitted Development rights statement at 2 Brookfields, Oxspring, Sheffield S36 8WG

### Introduction

This statement has been prepared on behalf of the client, Mr & Mrs Nicholas & Kate Boxall, and accompanies the application, ref: PP-14487241 seeking a lawful development certificate for the proposed single storey rear extension of the existing property at 2 Brookfields, Oxspring, Sheffield S36 8WG as shown on location plan 2507-JMA-ZZ-00-DR-A-(01)099A Site Location Plan.

### Statement of Case

The residential property has been in the applicant's ownership since August 2024 when it was marketed and purchased as such. Records indicate it has been occupied as a dwelling since October 2000 when it was first constructed.

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

There is one previous planning application associated with the dwelling in 1999 for the develop of the housing estate only. 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.