



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2026/0081
<b>Proposal</b>	Change of use from 2 flats (Class C3) to one 4-bed HMO (Class C4) (Part Retrospective)
<b>Address</b>	70 Pontefract Road, Barnsley, S71 1AB
<b>Date of Consultation Reply</b>	18/02/26
<b>Consultee</b>	Highways DC

### Consultation Assessment and Justification

The site is presently used as a shop with flats in the above two floors. The proposal would convert the flats to a four-bed HMO with no change to the ground floor.

The Council's Parking SPD recommends one parking space for a two-bedroomed flat and also recommends one parking space per three rooms in a House in Multiple Occupation.

Given there is no change to the parking requirements, HDC officers would have no grounds to raise objection to the scheme.

No specific highway conditions are deemed necessary.

#### NO OBJECTION

#### Consultation Suggested Conditions:

None

#### Consultation Informative(s):

None

#### Planning Obligations required:

None