

Statement in support of application

Re: 109 Dodworth Road, Barnsley S70 6HL ("the property")

Capital Care/ Yorkshire Care housing purchased the property on 1st February 2022.

When the property was purchased, it was classed as a HMO, and the sellers had an HMO licence it was understood that the property had been in use as a HMO for in excess of 10 years. A new HMO licence was then applied for after receiving a reminder from Barnsley council that a new licence was required for the property as these documents are not transferable.

We made an application for a new HMO licence, and after a visit to site the local authority advised us that as each room was self-contained, they did not class the Property as a HMO, 109 was one of three as 111 and 113 also had self-contained units, on investigation it was discovered that 111 and 113 had planning to this effect but 109 did not. It was suggested by the local authority that retrospective planning permission would be required.

We made the requested planning application, and on the 23rd of August 2023 permission was refused by the local authority (2023/0639).

We believe that as the Property was in its current form when the Property was purchased by us ie 6 units, and as far as we are aware the Property was converted into 6 units approximately 6 years ago. We feel that planning permission should be granted as none of the objections outline in the refusal would be valid as the property would remain as status quo.

Many thanks

A Saunderson