



PLANNING CONSULTATION RESPONSE

Application No	2025/1075
Proposal	Change of use from a 6-person HMO (Class C4) to an 9-person HMO (Sui Generis) (Amended Plans and Description.
Address	61 Longman Road, Barnsley, S70 2LD
Date of Consultation Reply	30.06.26
Consultee	Stacey Fieldsend-Case Management Officer

Consultation Assessment and Justification

I have reviewed the amended floor plans submitted in support of this application. I have no objection to the proposed change of use from a 6-person HMO to a 9-person HMO, subject to a planning condition requiring suitable waste and recycling provision.

The amended layout indicates that only the occupants of Room 1 would have direct access to the rear garden. As such, the rear garden would not provide a practical or accessible location for communal bin storage for all occupants. Without suitable alternative provision, there is potential for waste and recycling bins to be stored inappropriately, which may impact the appearance of the street scene and residential amenity.

NO OBJECTION

*Delete as applicable

Consultation Suggested Conditions:

Prior to occupation of the property as a 9-person HMO, details of adequate waste and recycling storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided prior to occupation and retained for the lifetime of the development.

Reason-To ensure that adequate and accessible waste and recycling storage is provided for all occupants, and to safeguard residential amenity and the appearance of the surrounding area.

Consultation Informative(s):

Planning Obligations required: