



PLANNING CONSULTATION RESPONSE

Application No	2025/1077
Proposal	Change of use from dwellinghouse (Class C3) to 4-bed 4-person HMO (Class C4) (Amended Description)
Address	329 Midland Road, Royston, Barnsley, S71 4AZ
Date of Consultation Reply	6 th January 2026
Consultee	Highways DC

Consultation Assessment and Justification

No.329 is positioned within a row of six terraced properties along the B6428 Midland Road to the eastern extent of the Local Centre of Royston. It is proposed to change the use of the property from that of a Use Class C3 residential dwelling to a Use Class C4 HMO with four bedrooms.

The property has no off-street car parking provision and none is proposed; there are no parking restrictions on the highway network within the vicinity of the site which therefore enables on-street parking along the Midland Road site frontage if required.

The proposals do not result in an increased requirement for off-street parking provision.

There is a bus stop and shelter within 15m of the site providing access to regular bus services to/from Barnsley town centre. There are many amenities within Royston centre approx. 1.2km away and the site is readily accessible for both pedestrians and cyclists. As such, subject to the provision of suitable cycle parking facilities, the site is considered to be sustainable and therefore compliant with NPPF 9: Promoting Sustainable Transport policies and Barnsley Local Plan (January 2019) Policy T3 New Development and Sustainable Travel.

It is therefore considered that the impact of the change of use from a C3 dwelling to a 4 person HMO would be negligible from a highways point of view, I therefore do not wish to raise an objection. Should you be minded to grant permission, I would be grateful if you could include the condition below.

NO OBJECTION

Consultation Suggested Condition:

The change of use hereby permitted shall not commence until a scheme for the parking of bicycles complying with LTN 1/20 Cycle Infrastructure Design has been submitted to and approved in writing by the LPA. The scheme shall be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.

Reason: In the interests of encouraging the use of sustainable modes of transport in accordance with Local Plan Policy T3.

Consultation Informative(s):

No specific highways related informative notes are deemed necessary.

Planning Obligations required:

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