



PLANNING CONSULTATION RESPONSE

Application No	2026/0081
Proposal	Change of use of first and second floors from 2no. flats (Class C3) to one 4-bed HMO (Class C4) (Part Retrospective).
Address	70 Pontefract Road, Barnsley, S71 1AB
Date of Consultation Reply	11.02.26
Consultee	Stacey Fieldsend-Case Management Officer

Consultation Assessment and Justification

The associated documents with this application have been reviewed and I will make the following comments:

Although the room measurements have not been provided, I estimate the first-floor bedrooms to be 7.28sqm & 8.74sqm, then 11.32sqm & 11.42sqm on the second floor.

As the rooms on the first floor are under 10.22sq metres, we would require separate communal living room and kitchen areas. Dining facilities should also be provided in a communal area.

Combined kitchen/dining room with a minimum size requirement of 11.5sq m plus living room of at least 11sq m.

All windows on the first floor will be fire escape windows.

Proof of 60-minute fire resistance necessary between the commercial business on the ground floor and HMO above.

Single occupancy of all rooms would not meet HMO licensing requirements- Maximum occupancy of four people.

Consideration for licensing would be determined after an inspection of the property.

	Defer for amends/further information*	
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*Delete as applicable

Consultation Suggested Conditions:

The living room & kitchen/dining room will remain communal spaces.

Consultation Informative(s):

Planning Obligations required:

1. Combined kitchen/dining room with a minimum size requirement of 11.5sq m plus living room of at least 11sq m.
2. All windows on the first floor will be fire escape windows.
3. Proof of 60-minute fire resistance will be necessary between the commercial business on the ground floor and HMO above.