



PLANNING CONSULTATION RESPONSE

Application No	<u>2026/0246</u>
Proposal	Conversion of existing roofspace to create 3x residential flats, with associated external alterations including installation of rooflights.
Address	Family Shopper, West Street, Hoyland, Barnsley, S74 9DU
Date of Consultation Reply	06/07/26
Consultee	Highways Development Control

Consultation Assessment and Justification

Thank you for consulting Highways Development Control on this application.

The application relates to the conversion of the existing roofspace to create 3 residential flats at the former Princess Theatre, West Street, Hoyland. The ground floor is currently in use as a convenience store, with dance/boxing studio uses at first floor level. The proposed residential accommodation would be located within the existing roofspace and would comprise 2 no. two-bedroom flats and 1 no. one-bedroom flat.

Having reviewed the submitted information, I note that the site is located within an established built-up area, close to existing local services and public transport opportunities. The submitted statement identifies bus stops in close proximity to the site, with services towards Barnsley, Chapeltown, Elsecar, Swinton, Rotherham and Sheffield. On this basis, the site is considered to be within a sustainable location where future occupiers would not be wholly reliant on use of the private car.

I note that no allocated parking is proposed for the residential units. Given the scale of the proposal, the existing mixed use nature of the building and the sustainable location of the site, the absence of allocated parking is not considered to be unacceptable in principle.

However, I am mindful that there is limited on-street parking available within the immediate vicinity of the site, and I am aware that existing parking pressure has been raised as a concern by local residents. As such, it would be prudent for the applicant to undertake a parking beat survey of the surrounding area, in accordance with the Lambeth methodology, in order to establish the existing level of on-street parking stress and whether the development could be accommodated without resulting in an unacceptable impact on local parking conditions.

The proposal does not appear to involve any alteration to the existing vehicular access arrangements and, given the limited scale of the development, is not considered likely to result in a material increase in traffic generation.



BARNSLEY

Metropolitan Borough Council

Subject to the applicant providing a parking beat survey to demonstrate that the development can be accommodated without resulting in an unacceptable impact on existing on-street parking conditions , I will be happy to provide further comments.

Many thanks,

Sarah Sharp

Senior Engineer

Highways Development Control

NO OBJECTION*

~~Defer for amends/further information*~~

OBJECT

Consultation Condition(s):

Consultation Informative(s):

Planning Obligations required