



PLANNING CONSULTATION RESPONSE

Application No	2026/0298
Proposal	Change of use of upper floors from storage to create 3x flats (Use Class C3) including conversion of roof space and installation of rooflights.
Address	36 Hoyland Road, Hoyland Common, Barnsley, S74 0PB
Date of Consultation Reply	29 th May 2026
Consultee	Highways DC

Consultation Assessment and Justification

The submitted information indicates that the ground floor of the property has an existing Office use and this is to remain. A change of use is sought for the first floor from its current use as an Office storage facility to that of residential use. The proposed residential use would also include the conversion of the second floor (roof space) to allow for the creation of 3no. one-bedroom flats.

The site layout plan shows that the proposals include the provision of three off-street parking spaces within the rear yard area which is accessed from Hoyland Road via a covered passageway. Given that the access and rear parking area are existing facilities, it would appear that the proposals result in the loss of off-street parking provision for the existing ground floor Office use; further information should be provided in this regard.

The site access is substandard in terms of being able to achieve the required 2m x 2m pedestrian visibility splays to the rear of the footway along Hoyland Road and is therefore unsuitable for any intensification of use; it should be demonstrated that the proposals do not result in an increase in vehicular movements along the access.

The applicant should also note that each parking space must have minimum dimensions of 5m x 2.5m and that adequate manoeuvring room should be provided so that vehicles may turn within the site.

	Defer for amends/further information	
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Consultation Suggested Conditions:

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Consultation Informative(s):

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Planning Obligations required:

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