PLANNING STATEMENT

FOR

PROPOSED CHANGE OF USE FROM C3 TO C4 (HMO)

AT

4 SPENCER STREET

BARNSLEY

S70 1QX

This application seeks confirmation for the change of use from C3 to C4 as permitted development at 4 Spencer Street, Barnsley, S70 1QX.

The HMO will consist of 5 rooms spread over 3 floors with 3 rooms having their own en-suite and 2 rooms sharing a bathroom. On the lower ground floor will be a communal kitchen/dining and lounge with access to a shared garden to the rear.

With regard to internal space standards, the Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018 sets out the following:

- Floor area of any room in the HMO used as sleeping accommodation by one person aged over 10 years not less than 6.51 square metres;
- Floor area of any room in the HMO used as sleeping accommodation by two persons aged over 10 years not less than 10.22 square metres;
- Floor area of any room in the HMO used as sleeping accommodation by one person aged under 10 years not less than 4.64 square metres;
- Any room in the HMO with a floor area of less than 4.64 square metres is not used

as sleeping accommodation

All of the bedrooms in the proposed development will be in accordance with, and exceed, the minimum space standards set out in the Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018. This is set out in the proposed accommodation as shown on the proposed floor plans submitted as part of the application

Access to the HMOs will be from the existing access to Doncaster Road.

The bin store will be located to the rear of the property

The building is in established residential use. Therefore, it is considered that the proposal will be compatible with the neighbouring properties. Also, it is not considered that there will be any adverse impacts in terms of matters such as noise, light, overlooking and privacy for neighbouring properties or future occupants from the proposed development. Given that the proposed development is a car-free scheme it is not considered that there will be any adverse traffic related issues. Further to this, it is not considered that the proposals will have an adverse impact on the environment, natural resources, waste and pollution.

No changes to the external appearance of the property or its curtilage are proposed as part of the development

The site is located in a highly sustainable location, in close proximity to local facilities, services and public transport links.

Based on the assessment, the proposed development is considered to be acceptable at this location and it is considered that confirmation that the proposal is permitted development should be agreed