



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	5 th June 2026
Consultee	Highways DC

Consultation Assessment and Justification

[2nd response]

With reference to the amended plans and additional information, I would comment as follows:

The proposed site layout now includes 3no. parking spaces of the required 2.5m x 5m dimensions. A cycle storage facility of sufficient size to accommodate at least three bicycles (one per flat) is to be provided within the rear yard area, this would serve to encourage means of travel other than the private car, improving the sustainability of the site.

Although the first floor of the building appears to have previously been used as a storage facility for the ground floor offices, the 134m² area would presumably fall within the same office use classification, thereby requiring 4no. off-street parking spaces (1 space per 30m²).

The submitted information states that the offices on the ground floor have been vacant for approximately two years, however, they could of course be brought back into use at any time. The ground floor comprises 130m² of office use which therefore requires 4no. parking spaces; the total parking requirement for the existing office use of the building is 8no. parking spaces. The rear yard area cannot accommodate this number of vehicles which means that the site has previously operated with insufficient off-street parking facilities without having a detrimental impact upon the public highway.

The proposed use of the first floor (and second floor roof space) to create three flats would result in the requirement to provide 3no. off-street parking spaces. Given that the existing use of the first floor requires the provision of 4no. parking spaces, it is evident that the proposals would not result in an increase in demand for parking provision when compared with the potential for the building to be fully utilised within its current use classification.

In view of the above, it is not wished to raise an objection on highways grounds and the proposals are considered acceptable subject to the conditions below, which I would be grateful if you could include should you be minded to grant permission.

NO OBJECTION

Consultation Suggested Conditions:

The access, parking and manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the access, parking and manoeuvring of motor vehicles prior to the development being brought into use, and shall be retained for said purposes at all times.

Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard; to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

Prior to the development being brought into use, the scheme for the parking of bicycles as shown on the submitted plans shall be fully implemented and thereafter retained for this purpose.



BARNSLEY

Metropolitan Borough Council

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

Consultation Informative(s):

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Planning Obligations required:

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