



## PLANNING CONSULTATION RESPONSE

|                                   |                                                                                                                             |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>Application No</b>             | 2026/0613                                                                                                                   |
| <b>Proposal</b>                   | Amalgamation of 2x existing flats and change of use to create 12-bedroom HMO (Use Class Sui Generis) with associated works. |
| <b>Address</b>                    | Flat 1, 42 Doncaster Road, Barnsley, S70 1TL                                                                                |
| <b>Date of Consultation Reply</b> | 20/08/26                                                                                                                    |
| <b>Consultee</b>                  | Highways DC                                                                                                                 |

### **Consultation Assessment and Justification**

The proposal seeks planning permission for the conversion of the existing residential accommodation of two flats to form a 12-bedroom HMO. The site is also used for retail use on the ground floor where it fronts onto Doncaster Road.

The Council's Parking SPD states that houses of multiple occupation should be supplied with one off-street parking space per three rooms. As such, the residential element of the property should presently have two spaces, and this requirement would increase to four with the proposed alterations. Whilst the applicant is providing two spaces to the rear of the property there would still be a shortfall.

Under normal circumstances, HDC officers would ask for additional parking to be provided to make up the deficit, but it has to be acknowledged that the site is in close proximity to the town centre and an approximate 800m walk to the main public transport interchange.

Given the sustainable location of the site, HDC officers would not wish to raise objection to the scheme as any potential increase in vehicle numbers associated with the site could not be considered to cause a severe traffic issue. This is due to the site being so near to Barnsley town centre and the fact that Doncaster Road is already protected by traffic regulation orders (pay and display parking and no waiting at any time).

The proposals are therefore acceptable from the perspective of highway development control. No specific conditions are deemed necessary.

#### **NO OBJECTION**

#### **Consultation Suggested Conditions:**

None

#### **Consultation Informative(s):**

None

#### **Planning Obligations required:**

None