

Supporting Information: 29 Agnes Road Retrospective Planning Application for Change of Use from Dwelling House (Class C3) to an HMO (Class C4)

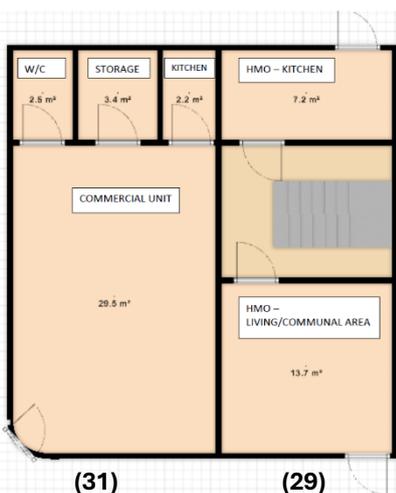
The following supplementary information is presented to support the Retrospective Planning Application for Change of Use from C3 (Dwelling House) to C4 (Houses in Multiple Occupation) at 29 Agnes Road, Barnsley S701NJ. The information covers the following related aspects:

1. **Existing Configuration of the Property.**
2. **Licencing of the Property.**
3. **Access to Local Amenities.**
4. **Local Community Issues Around 29 Agnes Road and the Kingstone Ward Area:**
 - A. Fly Tipping & Littering
 - B. Noise Nuisance
 - C. Anti-Social Behaviour (ASB) & Crime
 - D. On-Street Parking
 - E. Prevalence of HMO's in the Agnes Road Area
5. **Property Management.**
6. **Compliance with Barnsley Council Supplementary Planning Document (SPD): Design of Housing Development Criteria.**
7. **Local Housing Policy and HMO Demand.**

Each aspect is discussed in detail ahead with information sourced through online resources, Barnsley Council – Central Area Team, visits to the area and anecdotal consultation with local residents and business owners.

1. Existing Configuration of the Property

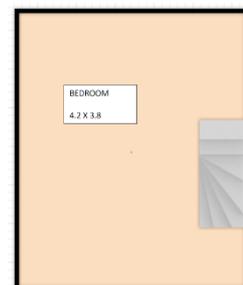
The property was purchased by the present owner as currently configured, which is an unusual and non-standard layout arrangement as on the first floor it extends over the adjacent corner commercial unit at 31 Agnes Road. It is not configured internally as a traditional family home and the layout does not lend itself for use as a family home as it is compartmentalised for use by multi-tenants. The layout of the residential property at 29 Agnes Road, including the commercial unit at 31 Agnes Road, is presented below for information.



Ground Floor - 29-31 Agnes Road



First Floor - 29 Agnes Road



Second Floor - 29 Agnes Road

29 Agnes Road also benefits from a back yard area, which came with a single garage, outbuildings to the rear and access off Spring Street, the following pictures show this back yard area as it was.



29 Agnes Road -Original Arrangement of Backyard – Garage and Access



29 Agnes Road - Original Arrangement of Backyard – Outbuildings and Dilapidated Space

This backyard has recently been refurbished by the new owner with the garage and out buildings demolished, the curtilage tidied up, new concrete surface installed and new gates/railings provided to secure the site and its access off spring street. This updated secure rear yard now has off-street parking provision for 4 vehicles, plus cycles/motorbikes and safe bin storage, supplemented by local on-street parking capacity around the 29-31 Agnes Road curtilage. Drop kerbs were already existent along the Spring Street access and this redevelopment of the backyard has made a significant difference to the safety of the backyard and amenity of the area as shown in the following pictures.



Renovated Backyard with 4 Car Secure Off-Street Parking Provision, New Gates & Railings, Secure Bin Storage and Drop-Kerb Access (Existing) from Spring Street

2. Licencing of the Property

The property at 29-31 Agnes Road benefits from an existing interim HMO Licence granted this year by Barnsley Council Safer Neighbourhood Service on 22 April 2025 for an initial period of 12 months, Appendix A refers. This licence will be extended to 5 years if the Council grants the retrospective change of use to C4 planning application for an HMO.

Accordingly, the property was thoroughly vetted, reviewed and assessed by the licencing team as part of the licencing process to ensure it complied with all aspects of an HMO. This included layout, bedroom size and space standards, amenities and facilities, health and safety, accessibility, fire safety, gas and electricity safety, waste management, repairs and ongoing maintenance, ownership etc., and they concluded the following:

- *The property is deemed to be reasonably suitable for occupation by a maximum of 5 persons forming a maximum of 5 households.*
- *The proposed licence Holder is considered to be fit and proper person to be the licence Holder for the house and is the most appropriate person to hold the licence.*
- *The proposed management arrangements for the house are satisfactory.*

Therefore, the property meets all the requirements for use as an HMO to accommodate a maximum of 5 persons forming a maximum of 5 households, as per the licence conditions.

3. Access to Local Amenities

The location of the property benefits from easy access to a range of local amenities and nearby recreational spaces, which readily accommodates the daily needs for any tenants living at the property with easy access by walking, which also supports the local economy.

The famous Locke Park is in close proximity, only 6-7 minutes' walk away, there is also a nearby Community Park at the bottom of Spring Street on 2-3 minutes' walk away, and also a major Morrisons Supermarket which is within 5-6 minutes walking distance along Spring Street.

The following images show the proximity and nature of these nearby facilities.



Proximity to Nearby Recreation Facilities (Community Park & Locke Park) and Morrisons Supermarket



Locke Park Entrance off Park Road (480m)



Community Park – Bottom of Spring Street (170m)



Major Morrisons Supermarket – Botton of Spring Street (400m)

There are also a number of local shops, convenience stores, cafe, take-aways and other amenities, including a chemist and post office/off-licence, located in very close proximity to the property along Agnes Road.

The following images show the proximity and nature of these local facilities.



Proximity of Local Amenities in Immediate Vicinity of 29 Agnes Road



Ellisons Chemist – End of Agnes Road



Heaven & Ale Pub – Opposite Property



Local Café & Amenities - Agnes Road



Major Convenience Store - Agnes Road



Post Office/Off-Licence - Agnes Road



Chinese Take-Away & Butchers - Agnes Road

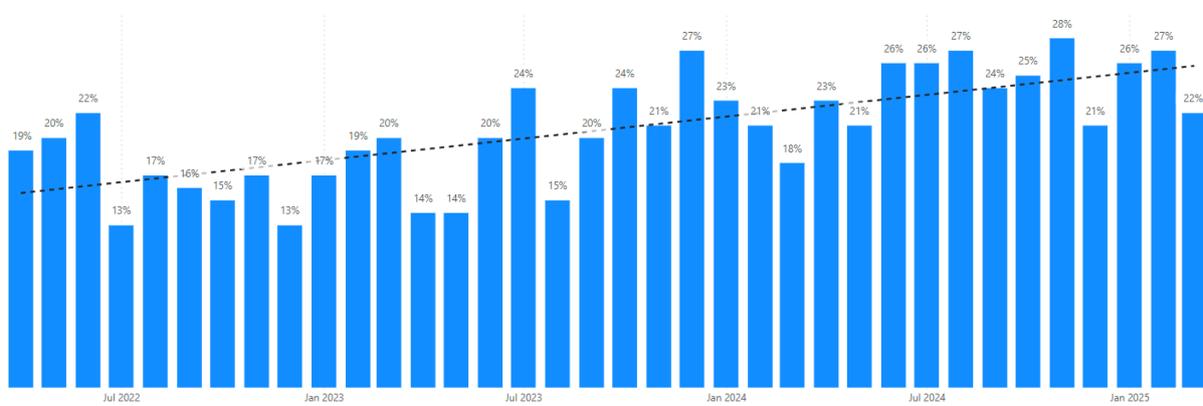
This demonstrates that residents of 29 Agnes Road have easy access by walking to the main local amenities and facilities required for daily life which mitigates any local short car journey impacts and positively supports the local economy of the area.

4. Local Community Issues Around 29 Agnes Road and the Kingstone Ward Area

As part of preparing the planning application we have engaged with the local community, Barnsley Council – Central Area Team and reviewed online data available for the Agnes Road area and wider Kingstone Ward in terms of issues of concern to the local community and Council. These include fly-tipping & littering, noise nuisance, anti-social behaviour, on-street parking and HMO’s in the area. The findings are presented ahead to support the planning application, help alleviate local community concerns and to mitigate misleading perceptions of the impact that change of use to C4 for 29 Agnes Road could make.

A. Fly-Tipping and Littering:

Information gathered from the Central Area Team, online resources and anecdotally through conversations with local residents indicates that the area has suffered in recent times from above average levels of fly-tipping and littering, which is an escalating issue. The following graph demonstrates the percentage of reports on fly-tipping that come from the wider Kingstone Ward within the context of Barnsley as a whole for 2022-2025 and that the trend is a rising one.



Fly-Tipping – Kingstone Ward Reports as a Percentage of Barnsley Overall (2023-2025)

Based on the information accessed, open backyards or backings and garaging areas seem to be a focus for fly tipping and the proximity of Agnes Road to the Town Centre also exacerbates littering due to overspill from those attending the local nightlife and social recreational facilities.

Local community groups, like ‘Keep Barnsley Tidy’, are active to help address these impacts and run regular local campaigns for clean ups and also local groups work on enhancement of the street scene through planting initiatives and creating small social spaces for community members to interact. Improvements to the environment and amenity of the area is a proven technique to help dissuade littering.

The property at 29 Agnes Road does not have any specific recent or historical record of issues relating to littering or fly-tipping and no such complaints have been registered associated with any occupants of the property. The recent works and enhancement by the new owner of the rear yard and securing its access off Spring Street will help to support mitigating any potential future fly-tipping issues. Also, providing secure bin storage to the rear will ensure that tenants can safely and securely dispose or store any household waste.

Further, all occupants of the property are working professional people, this is a requirement of the tenancy, so they have a strong work life balance ethos, responsibilities and structured lives. In parallel, we also have robust oversight from the letting agent YAB, who will action any potential issues or reports to assure compliance with standards expected. These aspects will help to mitigate against any potential issues or impact on the local area.

Taking the above points into account, it is not envisaged that the formalisation of the HMO of up to 5 occupants at 29 Agnes Road will have any detrimental impact upon local fly-tipping or littering concerns. In fact to the contrary, as the renovation and securing of the property’s rear yard adds value to addressing these local issues and enhances the local amenity of the area which contributes in its own way to deterrence.

B. Noise Nuisance:

Findings through research, engagement with local residents and coordination with the Central Area Team indicate that noise nuisance is not a particular issue of note in the Agnes Road area. Traffic on Agnes Road, particularly in the daytime as it does present a local short cut, contributes to noise nuisance and those frequenting the local ‘Heaven and Ale Pub’ in the evening have also drawn the ire of local residents at times. Further, proximity of the area to the Town Centre and spill over of people attending local night clubs and other social amenities, also contributes to potential noise nuisance.

It is not envisaged that the creation of an HMO with up to 5 persons occupancy at 29 Agnes Road will have any notable impact on noise nuisance in the local area or in immediate vicinity of the property.

C. Anti-Social Behaviour & Crime:

The following statistics, presented in the table below, have been shared through the Central Area Team based on Police Crime Statistics with a focus on in vicinity of the Agnes Road area covering the first half of 2025 (Jan – Jun). While they are a snapshot for the area, they do give a good indication of the prevalence of crime in the local area, its nature and indicatively what might add to the situation.

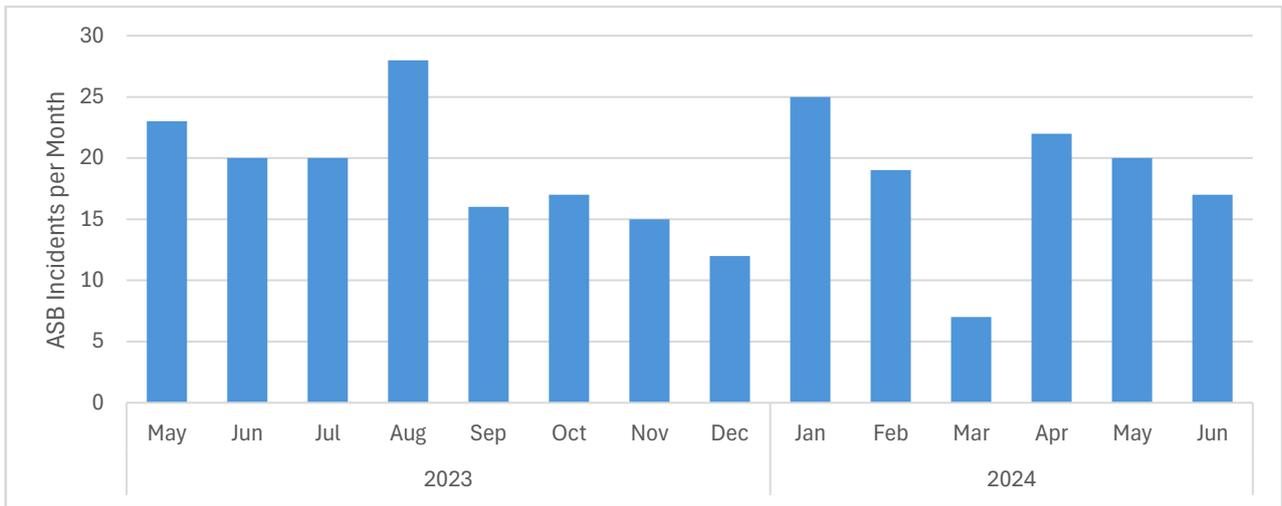
Crimes/Month (Jan – Jun 2025)	Category Totals	January	February	March	April	May	June
Violence & Sexual Offence	9	1	1	-	-	2	5
Anti-Social Behaviour	5	1	1	-	-	-	3
Criminal Damage & Arson	6	-	1	1	1	1	2
Vehicle Crime	2	-	-	-	-	2	-
Shoplifting	2	-	-	1	1	-	-
All Other Crime	5	-	-	-	-	2	3
Totals	29	2	3	2	2	7	13

(Source: Barnsley Council Central Area Team – 14 Aug 2025)

Table of Extracted Police Crime Statistics for Agnes Road Area – Jan to Jun 2025

The above table demonstrates, that while a range of crimes are reported in the area, the level of crime is low in the immediate area of Agnes Road. This is a positive aspect, as the area does bound the Town Centre, where local car parks and streets are used for parking to access nearby Town Centre Nightclubs, which can have a knock on impact to the local area. For the wider Kingstone Ward ,the overall crime rate is 180 incidents per 1,000 residents (Data from Police Crime Statistics), which attains a classification of Medium, however, the Agnes Road area is classified as Low.

Overall in the Kingstone Ward, Anti-Social behaviour remains the most prevalent issue in the minds of the local community and historical data taken from Police Crime Statistics demonstrates that this is not just a new trend but one that has been growing in recent years. The graph below presents historical ASB incidents by month for the S70 1 post code area, which includes Agnes Road.



(Source: Barnsley Council Central Area Team – 14 Aug 2025)

Graph of Historical ASB Incidents for S70 1 Post Code Area in Kingstone Ward

What this demonstrates is that while the wider Kingstone Ward and S70 1 Post Code area have an overall ASB rate of 24.6 incidents per 1,000 residents, rated medium (Data from Police Crime Statistics), this has a direct correlation to its proximity to the Town Centre. The area immediately in vicinity of Agnes Road is negligible in comparison, based on the most recent data available, attracting only 5 reported incidents over the first half of 2025.

Based on the above research and data collated, it is concluded that the creation of an HMO with up to 5 persons occupancy at 29 Agnes Road will have little, if no notable impact, on Crime or ASB in the local area. The tenants of the property are all professional working people, with daily routines and commitments, and are unlikely to be contributory factors to the very localised community issues and concerns, often routed in unemployment, local culture, crime and overspill from the adjacent Town Centre. The property has also been utilised over recent years with tenants and there have been no complaints of issues in relation to the local community or activity associated with the property.

D. On-Street Parking

Having undertaken a visual survey of the local area around 29 Agnes Road, it is noted that majority of local residents park their vehicles on-street. There is also intermittent availability of off-street parking in the form of communal garaging areas to the rear which are either accessed at selected points along the streets/roads or via rear access lanes. It is also noted that Agnes Road is significantly busier in traffic than surrounding roads or streets as it acts as a short cut to the Town Centre and also most local amenities are situated along it, so short term parking turnover is high. The following pictures taken of the area in June 2025 demonstrate the current situation and most notably that on-street parking is consistently available for all residents along all streets in the vicinity of the property.

Spring Street Parking



Top of Spring Street – Amenities/Busy Day Time Area



Looking Down Spring Street



Looking Up Spring Street



Bottom of Spring Street – Closed & Community Park

Agnes Road Parking



End of Agnes Road – Towards 29-31 Agnes Road



Agnes Road – Towards Amenities/Town Centre

Examples of Garaging Areas in Backings



Local Garaging & Parking Area off Agnes Road



Local Garaging Area off Spring Street

The tenants of 29 Agnes Road now benefit from the owner's recent renovation of the property back yard to create a private secure 4 car off-street parking area. Also, the corner curtilage of the property offers ample on-street parking on both Agnes Road and Spring Street for tenants of the property.

It is acknowledged that on occasion this on-street parking can get busy during the normal working day and through the working week, due to the corner commercial unit and also prevalence of other nearby local amenities along Anges Road. However, this is only an intermittent impact, which significantly reduces later in the afternoons, in to the evenings and over weekends, giving more flexibility and availability of parking if needed by either the tenants or potential visitors.

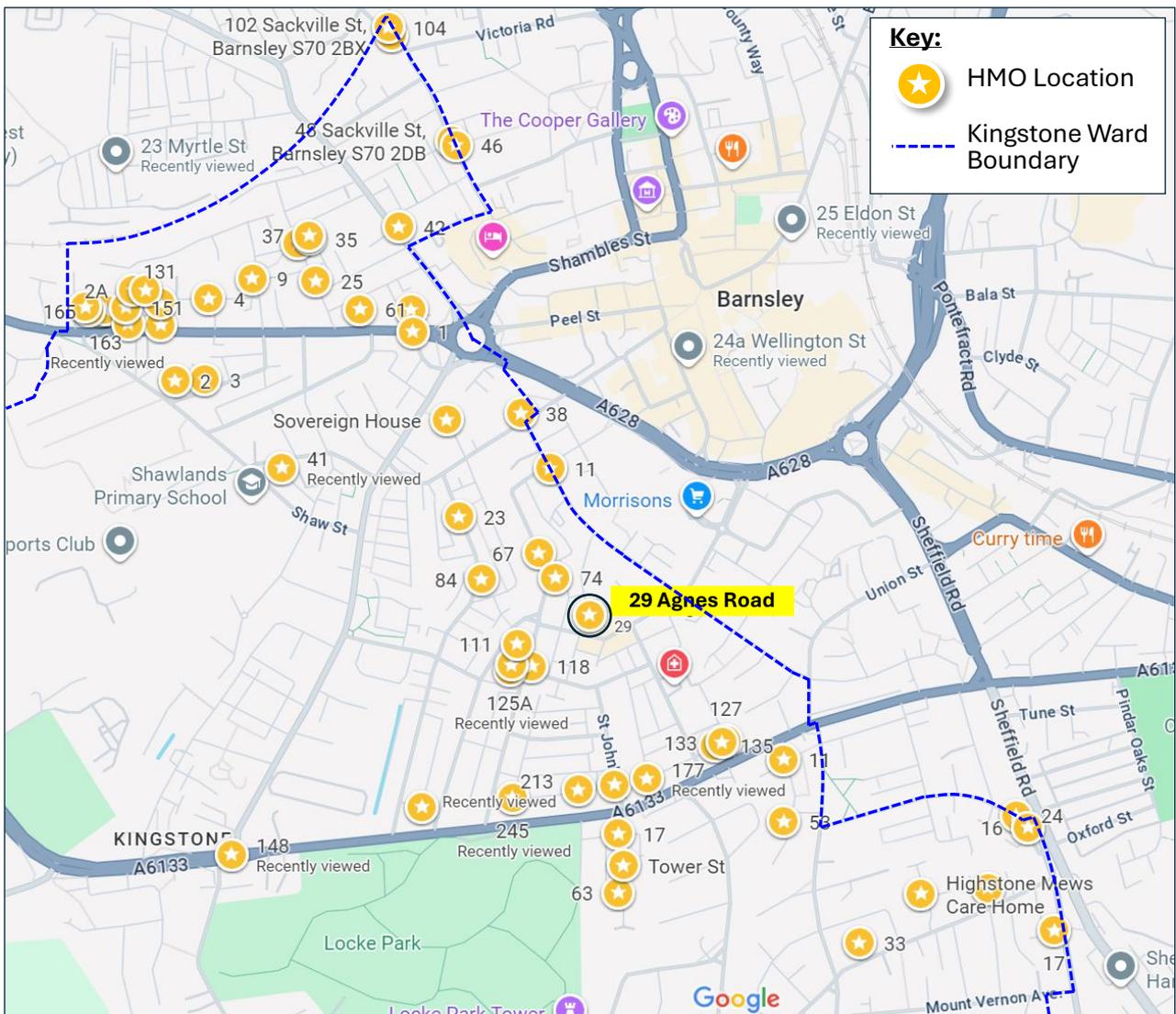
It is therefore concluded that any impacts of the proposed HMO associated with on-street parking will be minimal, particularly as not all tenants have vehicles, there is ample on-street parking around the curtilage of the property and the recent provision of private and secure off-street parking for 4 cars to the rear of the property is a significant mitigating factor and benefit for the proposed HMO.

E. Prevalence of HMO's in the Agnes Road Area

The presence of HMO's and any associated local issues in the Kingstone Ward and local area around Agnes Road has been reviewed through site visits, accessing on-line data, engaging with the Central Area Team and anecdotal discussions with local residents and business owners.

Data extracted from the Barnsley HMO Public Register shows that the Kingstone Ward has 59 registered HMO's and the map below presents there distribution across the ward. There are a few notable clusters, but nothing significant in the vicinity of 29 Agnes Road, and full details of the HMO Public List extracted data for the Kingstone Ward are presented in Appendix B for information.

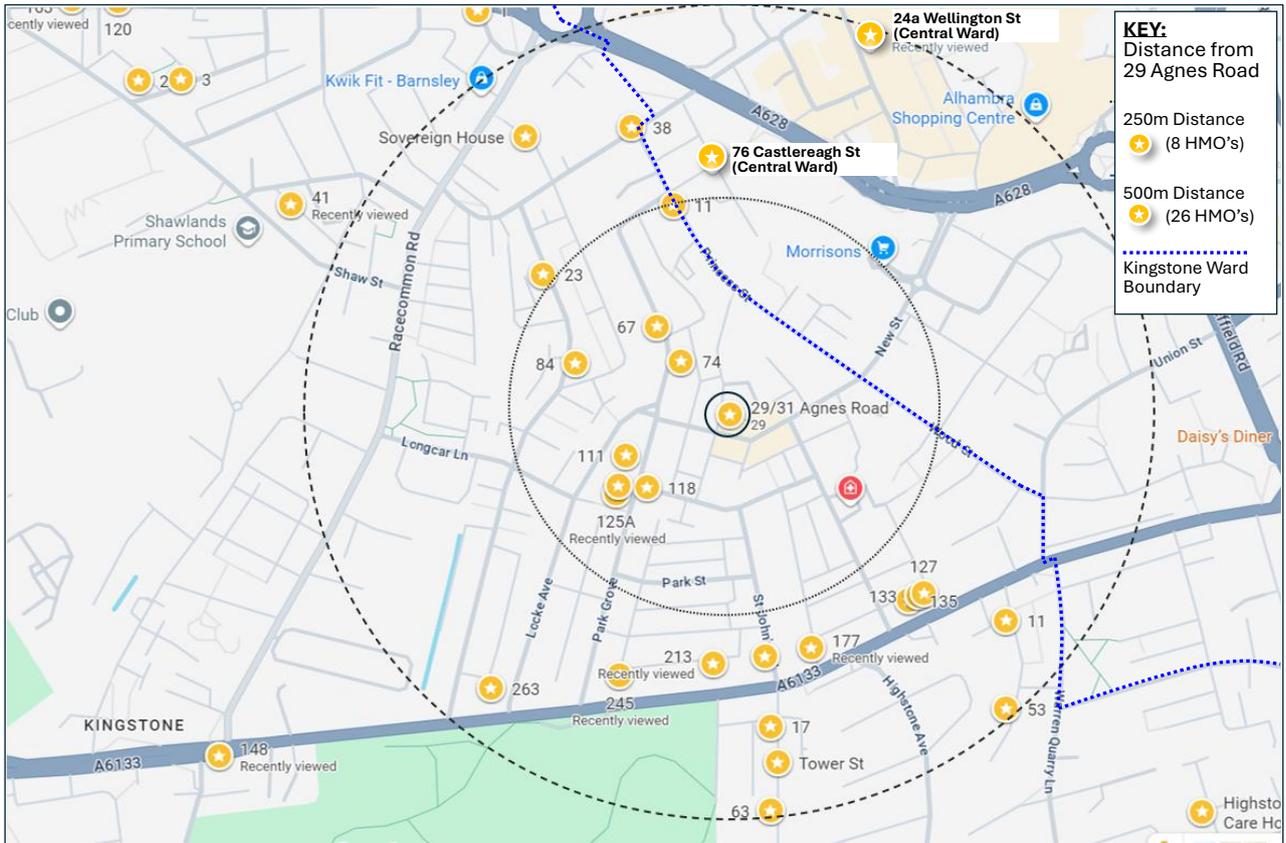
Further, according to the 2011 Census, corroborated through more recent Police Livability Profile Data, Kingstone Ward has 4,985 households, which then equates to an HMO density of 1.2%, which is significantly below the 10% threshold adopted as an intervention guideline by the Council.



Distribution of HMO's (59) in the Kingstone Ward (Including 29 Agnes Road) - Barnsley HMO Public Register

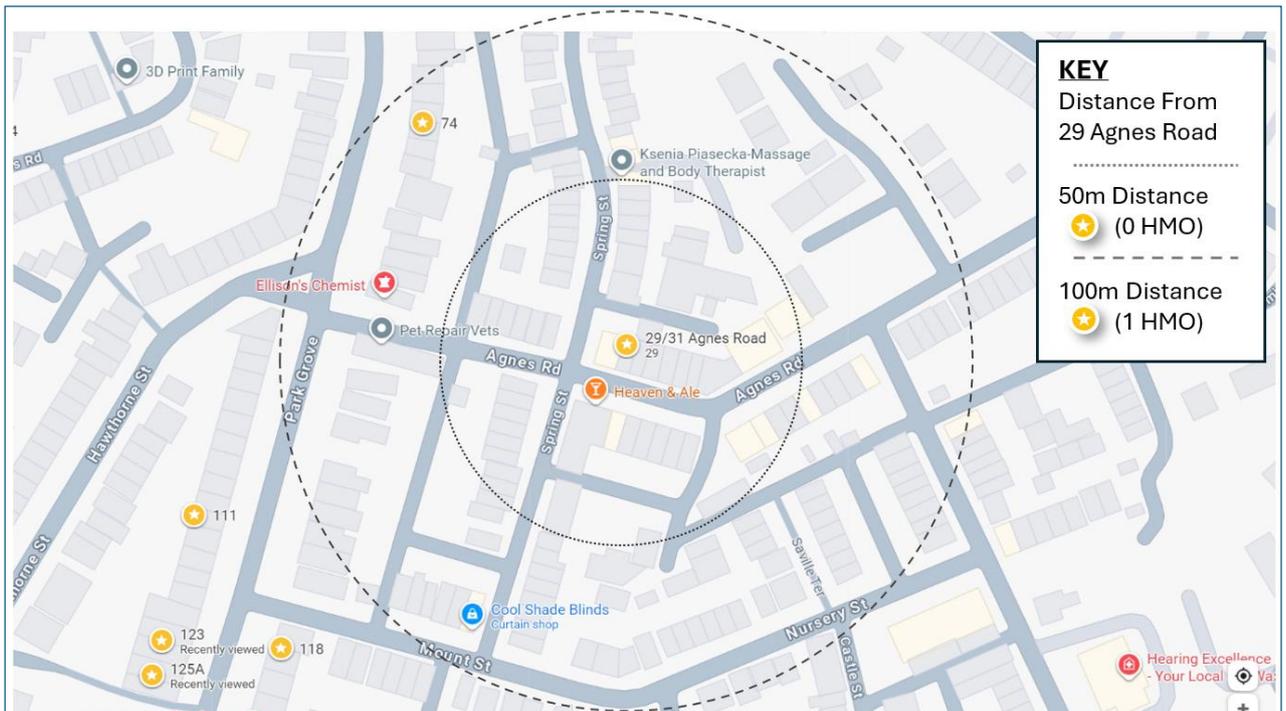
As there is a borough-wide Article 4 Direction in force, Barnsley Council have been pro-active with enforcement action against unlicensed HMO's, for example, with a targeted campaign in late 2024. However, research undertaken can find no previous public record of any HMO related issues, complaints or enforcement action relating to 29 Agnes Road or in its immediate vicinity.

The data from the HMO Public Register can be further focussed and the following map presents numbers of HMO's in proximity of 29 Agnes Road within 500m (26) and 250m (8).



Distribution of HMO's Within 500m (26) and 250m (8) of 29 Agnes Road - Barnsley HMO Public Register

To align this further with guidance from Barnsley Supplementary Planning Document (SPD) – Design of Housing Development, Section 26: Conversions of buildings to residential accommodation, the following map presents the number of HMO's within 100m (1) and 50m (0) of 29 Agnes Road.



Distribution of HMO's Within 100m (1) and 50m (0) of 29 Agnes Road - Barnsley HMO Public Register

The plans of HMO distribution presented above across the Kingstone Ward and associated HMO data demonstrates that there is no conflict with existing HMO's for the proposal at 29 Agnes Road and in fact only one other registered HMO is in situ within a 100m radius of the property. This context can be further expanded for the Kingstone Ward, where only 59 HMO's are registered, giving a Ward saturation of only 1.2% based on available household data., which is considerably below the Council adopted intervention threshold of 10%.

5. Property Management

The property is managed on behalf of the owner by Yorkshire Accommodation Bureau (YAB) Ltd, one of Yorkshire and Humberside's premier property lettings and management companies. YAB have strict vetting procedures, inspection regimes and management processes for all tenants to ensure they manage, maintain and use the property in line with both their contracted tenancy obligations and local community expectations in terms of behaviour, nuisance, security, safety and perception.

YAB enforces a regular six monthly inspection regime on the property, however, if any issues are found or reported, then a more intense interim inspection regime of regular visits every 4-6 weeks is adopted until any concerns are alleviated. Ultimately, if issues are not dealt with satisfactorily, then tenants will be asked to leave the property. All tenants are vetted to ensure they are employed before taking up any tenancy, which assures regular income and a strong focus on work-life balance. This regime and focus helps to mitigate the potential for the tenants contributing to any existing or new local issues of concern from the community, be that perceived or real.

The Owner is also very conscious of the perceived impact the property could have in the eyes of the local community, as this is a long term investment, so often attends and inspects the property personally on an ad-hoc basis and will also be supporting/contributing to the local community voluntary campaigns to help assure the upkeep and amenity of the area.

6. Compliance with Barnsley Council Supplementary Planning Document (SPD): Design of Housing Development Criteria.

As part of the Article 4 Direction, for assessment of new HMO application relating to change of use from Class C3 to Class C4, Barnsley Council have adopted the guidance in their SPD: Design of Housing Development, specifically the criteria in Section 26: Conversions of buildings to residential accommodation. To address any related concerns, each of the pertinent assessment requirements are presented ahead with supporting text and evidence of compliance.

26.1 Conversion of buildings to dwellings, flats or houses in multiple occupation (HMOs) will be allowed where the following criteria are satisfied:

- **On the street in question, HMOs and bedsits account for less than 10% of the residential properties.**

Applicant Response:

As presented in Section 4E of this note, using data sourced from the Barnsley HMO Public Register, there are no other registered HMO's along Agnes Road. Further, as there are no central public records for data on Bedsits, a detailed visual inspection was undertaken for both sides along the full 263m length of Agnes Road, but no Bedsits were identified.

Therefore, the HMO proposal meets this locally applied criteria with HMO's and Bedsits accounting for 0% of the residential properties along Agnes Road.

- **HMOs and bedsits account for less than 10% of the residential properties within a 50m radius of the site.**

Applicant Response:

As presented in Section 4E of this note, there are NO other HMO's within a 50m radius of the property. Further, a detailed visual inspection of Agnes Road and adjacent Streets resulted in NO Bedsits being identified within the 50m perimeter.

An analysis was also undertaken of the households within a 50m perimeter of 29 Agnes Road, the following plan shows the scope of this exercise, from which a total of 59 individual households were identified.



Analysis of Households Within a 50m Perimeter of 29 Agnes Road (59)

Therefore, the HMO proposal fully meets this criteria as there are no other HMO's or Bedsits (0%) within a 50m perimeter of 29 Agnes Road.

- **That the proposal would not result in 3 or more HMOs being located immediately adjacent to each other or the sandwiching of a dwelling house between two HMOs.**

Applicant Response:

There are no other HMO's in the vicinity of 29 Agnes Road, therefore the HMO proposal fully meets this criteria.

- ***The building and curtilage are of sufficient size to provide suitable facilities for residents.***
 - ***In the case of HMOs, each one should have a shared lounge and shared dining room.***
 - ***For dwellings and HMOs, garden sizes and external separation distances should reflect the requirements set out in the general criteria.***
 - ***In all cases, internal spacing standards should meet the requirements set out in the general criteria.***

Applicant Response:

As presented in Section 2 of this note, the property at 291 Agnes Road benefits from an existing interim HMO Licence granted this year by Barnsley Council Safer Neighbourhood Service on 22 April 2025 for an initial period of 12 months. Accordingly, the property was thoroughly vetted, reviewed and assessed by the licencing team as part of the licencing process to ensure it complied with all aspects of an HMO. This included, for example, layout, bedroom size and space standards, amenities and facilities, health and safety, accessibility, fire safety, gas and electricity safety, waste management, repairs and ongoing maintenance, ownership etc., and they concluded the following:

- *The property is deemed to be reasonably suitable for occupation by a maximum of 5 persons forming a maximum of 5 households.*
- *The proposed licence Holder is considered to be fit and proper person to be the licence Holder for the house and is the most appropriate person to hold the licence.*
- *The proposed management arrangements for the house are satisfactory.*

Therefore, this criteria is fully satisfied as the property meets all the requirements for use as an HMO to accommodate a maximum of 5 persons forming a maximum of 5 households, as per the licence conditions. Further, this licence will be extended to 5 years if the Council grants the retrospective change of use to C4 planning application for an HMO.

- ***There will be no unacceptable noise nuisance for either existing neighbouring residents or occupants of the proposed residential unit(s).***

Applicant Response:

As presented in Section 4B of this note, findings through research, engagement with local residents and coordination with the Central Area Team indicate that noise nuisance is not a particular issue of note in the Agnes Road area. Traffic on Agnes Road, particularly in the daytime as it does present a local short cut, contributes to noise nuisance and those frequenting the local 'Heaven and Ale Pub' in the evening have also drawn the ire of local residents at times. Further, proximity of the area to the Town Centre and spillover of people attending local night clubs and other social amenities, also contributes to potential noise nuisance.

The premises are managed on behalf of the owner by Yorkshire Accommodation Bureau (YAB) Ltd., who are one of Yorkshire and Humberside's premier property lettings and management companies. They have strict policies, procedures and requirements for all tenancy contracts with a 6-month inspection regime for the property. All tenants are vetted to ensure they are

employed before taking up any tenancy, which assures regular income and a strong focus on work-life balance. This regime and focus helps to mitigate the potential for the working tenants contributing to any existing or new local issues of concern from the community, be that perceived or real.

It is not envisaged that the creation of an HMO with up to 5 persons occupancy at 29 Agnes Road will have any notable impact on noise nuisance in the local area, either by the tenants or existing neighbouring residents, which is only one at 27 Agnes Road. There have also been no reports to date relating to noise nuisance associated with the property

- ***Satisfactory provision is made for off-street car parking in accordance with the Council's standards or, exceptionally the development is considered unlikely to give rise to unacceptable conditions of congestion or safety on the adjoining public highway(s) by reason of inadequate off street car parking.***

Applicant Response:

As presented in Section 4D of this note, the tenants of 29 Agnes Road now benefit from the owner's recent renovation of the property back yard to create a private secure 4 car off-street parking area. Also, the corner curtilage of the property offers ample on-street parking on both Agnes Road and Spring Street for tenants of the property. Further, it is noted that the road/street parking space areas immediately outside the curtilage of property, both Agnes Road and Spring Street, can be busy at times during the day through the normal working week, due to the prevalence of the commercial unit and local amenities. However, this is an intermittent impact with high turnover, which significantly reduces later in the afternoons, in to the evenings and over weekends, giving more flexibility and availability of parking if needed.

It is therefore concluded that any impacts of the proposed HMO associated with on-street parking will be minimal, particularly as not all tenants have vehicles, there is ample on-street parking around the curtilage of the property. This is complemented by the recent provision of private and secure off-street parking for 4 cars to the rear of the property, which is a significant mitigating factor and benefit for the proposed HMO, and the local community.

- ***The appearance of the building or its curtilage would not be altered to the detriment of the visual amenities of the area.***

Applicant Response:

The physical appearance of the property at 29-31 Agnes Road, which occupies a prominent corner location, has not changed for many years with the exception of:

- Renovations to the ground floor commercial unit at 31 Agnes Road to create the WellyAfro Beauty Salon with new signage and upgrade of the frontage.
- Recent redevelopment of the backyard area by the new owner to create a secure 4-car off street parking area and bin store with existing drop0kerb access off Spring Street.

These renovations and changes have significantly increased the aesthetic look and amenity of the of the property on both its corner commercial aspects and its rear yard area accessed from Spring Street. There will be no further alterations to the building appearance or curtilage as part of this change of use proposal, so no other impact on its visual appearance.



29-31 Agnes Road – Current Curtilage and Appearance

Further, as already presented above, the property is managed on behalf of the owner by YAB, who are a very prominent and highly regarded property lettings and management company. They have a strict management regime in place, including 6 monthly inspections, to ensure the property is well managed by the tenants, that it does not present detrimentally to the street scene and local community, and that it complies with all expected standards and norms, including any community expectations and promptly addressing any local issues or complaints.

7. Local Housing Policy and HMP Demand.

Through a review of the local housing context, the following supporting information is presented for the proposed planning application in terms of demand for HMO accommodation and policy justification in the context of Agnes Road and wider Kingstone Ward.

Policy Context:

- Barnsley Housing Strategy 2024–2028 identifies a shortage of smaller affordable homes, with demand for one- and two-bed properties exceeding supply across the borough. It also seeks to improve quality standards in the private rented sector (PRS).
- An Article 4 Direction (effective June 2021) requires planning permission for the conversion of C3 dwellings to C4 HMOs in central wards, including Kingstone. This enables the Council to manage the location and quality of HMO provision.

Local Housing Need in Kingstone Ward:

- Tenure profile: 23.9% of homes are privately rented (double the borough average).
- Household structure: 37.4% of households are one-person and 41.1% of adults are single, significantly higher than borough and national levels.
- These factors indicate sustained demand for smaller, flexible accommodation, including shared housing options.

Existing HMO Provision and Concentration:

- Barnsley’s licensed HMO register (July 2025) confirms clusters of HMOs on Dodworth Road, Doncaster Road, Park Road/Park Grove, Caxton Street and Farrar Street.
- A geospatial analysis of licensed HMOs shows that only a small number are located within 250 metres of 29 Agnes Road and none within 50m of the property (Ref. Section 4E of Note).
- The proposal would not result in an over-concentration of HMOs in the immediate area and would be consistent with the Council’s aim of managing, rather than prohibiting, provision.

Market Demand Indicators:

Data collated from live lettings listings for S70 - Rightmove / Zoopla / SpareRoom / OpenRent etc.

- Room rents: £95–£140 per week (£410–£605 per calendar month (pcm)) in S70.
- One-bed flats: typically £600–£700 pcm; two-beds: £650–£850 pcm.
- Local Housing Allowance (LHA) – Sheffield Broad Rental Market Area (BRMA): Shared Accommodation Rate £72.80 per week (£315 pcm); one-bed £95.51 per week (~£414 pcm).
- Market rents for one-bed flats exceed LHA, meaning HMOs remain one of the few viable options for under-35s and low-income tenants.
- Barnsley rents are rising, average private rent £634 pcm (Feb 2025), up 7.7% year-on-year.

Suitability of the Site:

- Location: Agnes Road is a mixed-residential street close to Barnsley town centre, services, and public transport.
- Neighbourhood impact: The addition of one licensed, well-managed HMO will not materially alter the character of the area given the modest existing HMO presence.
- Management & quality: The applicant will ensure compliance with licence conditions, space standards, refuse storage, and anti-social behaviour management measures, in line with the Council’s strategic emphasis on improving PRS quality.

Conclusion:

- There is a clear and evidenced demand for HMOs in Kingstone Ward due to:
 - High levels of single-person households and private renting.
 - Rising rents outpacing LHA, leaving shared housing as a critical affordable option.
 - Short supply of one-bed homes across the borough.
- The proposed HMO at 29 Agnes Road would:
 - Provide affordable, good-quality accommodation aligned with local need.
 - Avoid creating an over-concentration of HMOs in the immediate vicinity.
 - Support Barnsley’s housing strategy by expanding choice while ensuring quality and proper management.
- Accordingly, the application is consistent with both local policy and housing need evidence, and planning permission should be granted.