



PLANNING CONSULTATION RESPONSE

Application No	2025/1077
Proposal	Change of use from dwellinghouse (Class C3) to 4-bed 4-person HMO (Class C4) (Amended Description).
Address	329 Midland Road, Royston, Barnsley, S71 4AZ
Date of Consultation Reply	05.01.26
Consultee	Stacey Fieldsend-Case Management Officer

Consultation Assessment and Justification

I've viewed the associated documents provided as part of this planning application and will make the following comments.

The bedrooms on the first floor are all under 10.22sq metres, therefore a **separate** living room will be required in addition to the kitchen/dining room. A combined kitchen/diner/living room does not qualify as communal living space.

I oppose the use of the ground floor room as a bedroom and would insist that it remains a living room.

I will approve use of the property as a 3 bed HMO only.

BMBC are aware of 6 other HMOs in the Royston area. 3 of these are on Midland Road, numbers 100-102, 242 & 275.

	Defer for amends/further information*	
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*Delete as applicable

Consultation Suggested Conditions:

The ground floor front room remains as a living room at all times.

Consultation Informative(s):

Planning Obligations required: