



PLANNING CONSULTATION RESPONSE

Application No	2026/0120
Proposal	Change of use from dwellinghouse (Use Class C3) to small HMO (Use Class C4).
Address	32 Dodworth Road, Barnsley, S70 6DY
Date of Consultation Reply	26.3.26
Consultee	Stacey Fieldsend-Case Management Officer

Consultation Assessment and Justification

I have reviewed the documents submitted in support of this application and provide the following comments.

Based on the submitted existing and proposed floor plans, the accommodation is, in principle, acceptable for use as a four-bedroom House in Multiple Occupation (HMO). Where all bedrooms are occupied on a single-person basis, the property would not be subject to mandatory HMO licensing requirements.

However, I inspected the property in January 2026, and the internal layout observed at that time did not reflect the plans currently submitted. Specifically, the ground floor front room was being used as a bedroom rather than as a living room. In addition, Room 2 did not meet the minimum bedroom size requirement of 6.51 square metres and was unoccupied at the time of inspection. The property owner was aware that this room was undersized.

Should the property continue to be used as an HMO without any alterations to room sizes, there are two potential compliant layout options:

- The ground floor front room is retained as a bedroom, with Room 2 repurposed and used as a small living room; or
- The ground floor front room is used as a living room, with the property occupied as a three-bedroom HMO, and Room 2 remaining unoccupied due to its insufficient size.

Dodworth Road already accommodates a number of HMO properties, including the adjoining property at No. 34. Given the ongoing shortage of affordable private rented accommodation in the Barnsley area, I raise no objection in principle to the proposed change of use. It is also noted that the property is currently occupied and operating as an HMO.

Defer for amends/further information*

*Delete as applicable

Consultation Suggested Conditions:

A living room must be provided and remain in use as one.

Consultation Informative(s):

Planning Obligations required:

Clarification from the owner that Room 2 measurements are not as indicated on the drawings.