



PLANNING CONSULTATION RESPONSE

Application No	2026/0092
Proposal	Change of use of the upper floors of the existing building from Class E to create 2x residential units (Use Class C3) with associated works including erection of external staircase to rear; installation of windows/door, and formation of car parking; and alterations to the existing ground floor commercial frontage.
Address	Andy Longden Studio, 26 - 28 Racecommon Road, Barnsley, S70 1BH
Date of Consultation Reply	18/02/26
Consultee	Highways DC

Consultation Assessment and Justification

The proposal would create living space within the site by creating two single-bedroomed flats in the upper floors. The rear area provides two off-street parking spaces and secure cycle storage along with a bin store.

The site is within the bounds of Barnsley town centre according to the adopted local plan, so whilst parking would normally be required for all uses rather than just reattributing the two spaces for the flats, the highly sustainable location of the site means that the present parking arrangements continue to be acceptable in scale, but HDC officers would ask that they are brought up to a better standard of surfacing as part of the external works.

The proposal is acceptable from the perspective of highway development control. Please add the below conditions to the decision notice.

NO OBJECTION

Consultation Suggested Conditions:

The parking facilities as indicated on the submitted plan shall be surfaced in a solid bound permeable material (i.e. not loose chippings) and adequate measures shall be so designed into the proposed access to avoid the discharge of surface water from the site on to the highway.

Reason: To ensure adequate provision for the disposal of surface water and 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.

No works shall commence on site until a scheme for the parking of bicycles complying with LTN 1/20 Cycle Infrastructure Design has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.

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

Consultation Informative(s):

None

Planning Obligations required:

None