



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2026/0277
<b>Proposal</b>	Erection of first floor extension and change of use from bookmakers (Use Class Sui Generis) to storage for electrical equipment (Use Class B8).
<b>Address</b>	Tote Bookmakers, Birk Avenue, Kendray, Barnsley, S70 3AL
<b>Date of Consultation Reply</b>	21/05/26
<b>Consultee</b>	Highways DC

### Consultation Assessment and Justification

The proposal would change the use of the site most recently utilised as a Tote bookmakers to a B8 use class. This use class would also be extended into the rest of the building, but no changes would be made to the footprint of the property.

The useable floorspace will increase from 129m<sup>2</sup> to 184m<sup>2</sup> and the Council's Parking SPD recommends one off-street parking space per 1 space per 3 staff or 1 space per 60 m<sup>2</sup> gross floor area. The site does not benefit from any off-street parking provision.

Whilst there is a lack of parking facilities associated with the development, it must be acknowledged that the previous use as a bookmakers would likely have produced an equal or greater number of vehicle movements. As such, HDC officers would not wish to raise objection to the scheme on highway safety grounds.

No specific conditions are deemed necessary.

**NO OBJECTION**

**Consultation Suggested Conditions:**

**Consultation Informative(s):**

**Planning Obligations required:**