

Dear Planning Department

I write this document to support the planning application for the Change of Use of 32 Dodworth Road (S70 6DY) from C3 (Dwellinghouse) to C4 (HMO).

Planning Statement - Suitability of a Mid-Terrace Property with No Private Rear Garden for Use as an HMO

1. Introduction

This Planning Statement sets out the justification for the use of a mid-terrace property with no private rear garden as a House in Multiple Occupation (HMO). It demonstrates that the property is not well suited to occupation as a single dwelling house due to its physical constraints, lack of private outdoor amenity space, and restricted ability to meet the expectations of a typical family household. The statement also explains how the proposed HMO use aligns with Barnsley Council's Local Plan policies and supplementary planning guidance.

2. Site Characteristics and Constraints

The property is a traditional mid-terrace dwelling with the following characteristics:

- No private rear garden
- A shared rear yard serving multiple neighbouring properties
- A legal right of way across the yard for all adjoining residents
- A narrow internal footprint typical of terraced housing
- Limited ground-floor circulation space
- No realistic opportunity for extension or meaningful reconfiguration

These constraints significantly limit the property's suitability for long-term family occupation.

3. Unsuitability as a Single Dwelling House

3.1 Lack of Private Outdoor Amenity Space (Barnsley Local Plan Policy D1 & SPD)

Barnsley's **Design of Housing Development SPD** requires new and existing dwellings to provide:

- Sufficient private outdoor amenity space
- Safe and secure areas for bin and cycle storage
- Space for children's play and outdoor domestic activities

The property has **no private garden**, and the rear yard **cannot be used as private amenity space** because:

- It is shared with neighbouring properties
- All adjoining dwellings have a **legal right of way** across it
- The yard must remain unobstructed for access

Under Barnsley's SPD, shared access yards **do not qualify** as private amenity space. As such, the property fails to meet the minimum expectations for a single dwelling house and would provide a substandard living environment for a family household.

3.2 Internal Layout Limitations (Policy D1: High Quality Design)

The internal layout provides:

- Limited communal living space
- A small kitchen
- Narrow circulation routes

Barnsley's design policies emphasise the need for dwellings to provide functional, adaptable, and well-proportioned spaces. The property's constrained layout does not meet these expectations for family occupation.

3.3 Reduced Suitability for Family Housing (Policy H1: Housing Mix)

Barnsley's Local Plan seeks to ensure an appropriate mix of housing types, with family homes expected to offer:

- Private outdoor space
- Storage
- Opportunities for future expansion

The property's constraints — particularly the absence of private amenity space — significantly reduce its suitability and long-term viability as a single dwelling house.

4. Suitability for HMO Use

4.1 Alignment With HMO Occupation Patterns (Barnsley HMO Guidance)

Barnsley Council's approach to HMOs recognises that:

- Occupants typically require private bedrooms rather than large shared family spaces
- Outdoor amenity expectations are lower than for single-family dwellings
- Internal space standards can be met through efficient layout planning

The property's internal configuration can be adapted to provide:

- Well-proportioned bedrooms
- A shared kitchen
- A modest but adequate communal area

This aligns with Barnsley's HMO amenity expectations.

4.2 Reduced Need for Private Outdoor Space

HMO standards do not require the same level of private outdoor amenity as single dwellings. The shared rear yard — while unsuitable for private family use — is adequate for:

- Access
- Bin storage (where policy allows shared areas)
- Occasional functional use

The absence of a private garden therefore has far less impact on the quality of accommodation provided.

4.3 Efficient Use of Existing Housing Stock (Policy SD1: Presumption in Favour of Sustainable Development)

Barnsley's Local Plan encourages the efficient use of existing buildings. Given the property's physical limitations, HMO use:

- Makes better use of the internal layout
- Provides accommodation that meets a recognised local need
- Ensures the building remains viable and occupied

This aligns with the council's sustainability objectives.

5. Planning Policy Considerations (Barnsley Local Plan)

Policy D1 – High Quality Design and Place Making

The proposed HMO use respects the building's form and character while providing a functional internal layout that meets recognised HMO standards.

Policy H1 – Housing Mix and Efficient Use of Housing Stock

The property does not meet the amenity expectations for a family dwelling. Its conversion to an HMO supports a more appropriate housing mix and responds to demand for smaller, more affordable accommodation.

Policy SD1 – Presumption in Favour of Sustainable Development

The proposal represents a sustainable use of an existing building that would otherwise remain constrained and under-utilised.

HMO and Space Standards Guidance

The proposed layout can meet Barnsley's minimum room sizes and shared facility requirements, ensuring acceptable living conditions for future occupants.

6. Conclusion

The property's lack of private outdoor space, the shared nature of the rear yard, and the legal right of way that prevents its use as amenity space render the dwelling unsuitable for occupation as a single family home under Barnsley Council's design and amenity standards. In contrast, the property's layout and functional characteristics align well with HMO occupation patterns and Barnsley's policy framework. The proposed HMO use therefore represents a more appropriate, sustainable, and policy-compliant use of the building.

Photos of Rear Yard



