



PLANNING CONSULTATION RESPONSE

Application No	2025/1075
Proposal	Change of use from a 6-person HMO (Class C4) to a 9-person HMO (Sui Generis) (Amended Plans and Description).
Address	61 Longman Road, Barnsley, S70 2LD
Date of Consultation Reply	14/07/26
Consultee	Highways DC

Consultation Assessment and Justification

Following the comments submitted in January 2026, an amended drawing has been submitted that includes increasing the proposed occupancy from eight people to nine. However, from the perspective of highway development control, the previous comments remain pertinent and are repeated below:

The Council's Parking SPD states that houses of multiple occupation should be supplied with one off-street parking space per three rooms. As such, the dwelling should presently have two spaces, and this requirement would increase to three with the proposed alterations. At present, the property does not benefit from any off-street parking provision, and this remains the case in this scheme.

Under normal circumstances, HDC officers would ask for additional parking to be provided to make up the shortfall, but it has to be acknowledged that Longman Road is in close proximity to the town centre and an approximate 650m walk to the main public transport interchange.

Given the sustainable location of the site, HDC officers would not wish to raise objection to the scheme as any potential increase in vehicle numbers associated with the site could not be considered to cause a severe traffic issue. This is due to the site being so near to Barnsley town centre and the fact Longman Road is already protected by traffic regulation orders (permit parking and no waiting at any time).

The proposals are therefore acceptable from the perspective of highway development control. No specific conditions are deemed necessary.

NO OBJECTION

Consultation Suggested Conditions:

None

Consultation Informative(s):

None

Planning Obligations required:

None



BARNSLEY
Metropolitan Borough Council