

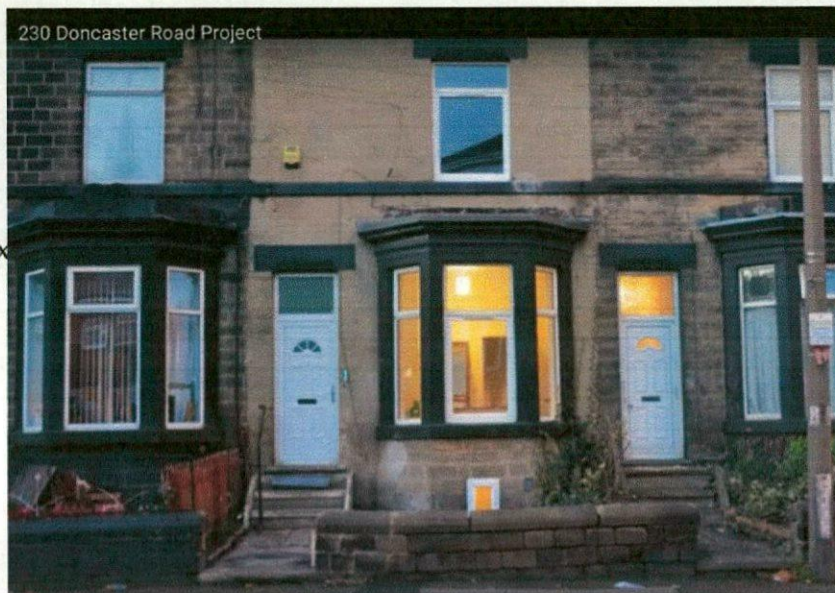
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# 230 Doncaster Road, Barnsley, S70 1UQ

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External view of house on date of purchase (July 2016)



November  
2016

Ex

## Description of proposal

- Supplement to Section 3 of the Application for Planning Permission.

230 Doncaster Road, Barnsley was purchased in July 2016 with the intention of carrying out a full refurbishment and thereafter letting the house as a 6+ person HMO.

Prior to purchase, the house functioned as a social housing HMO for a number of years, during which time it fell into disrepair. I believe the final DSS tenants moved out in early 2015 and the house remained vacant and boarded up until my renovations began.

The original house layout allowed for 5 beds. I have since converted the house into a 6 bed high-end HMO by converting the cellar into an additional living room and splitting the sizeable attic room in two. The rooms are decorated and furnished to a high specification, aimed at attracting working professionals from the nearby town centre and outlying factories (ASOS, Symphony, NEXT etc). The property is directly across the road from the bus stop to the town centre which is only a short distance away.

The house has a communal kitchen/diner on the ground floor and a further shared living room space at the basement level. To the rear of the house there is a concrete surface with space for 2 parked cars and an additional low maintenance garden the full width of the property extending c 8 metres which will have a bike rack installed shortly for up to 3 bikes. C.150m down the road from the house there is a large cemetery with greenery beyond.

The house has double glazing UPVC windows throughout to lessen any traffic noise.

I am seeking permission to change the classification of my house from an HMO to a "Large HMO" which at full capacity could house 8 tenants in 6 bedrooms (4 x single occupancy and 2 x double occupancy).

If you have any questions on my application please feel free to contact me at any time,

With kind regards

*Eve Risbridger*

*Please see youtube clip  
for current quality.*

*[https://www.youtube.com/  
watch?v=zJ\\_ZucfBB-Yesns=em](https://www.youtube.com/watch?v=zJ_ZucfBB-Yesns=em)*

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