

About the application

Application number: 2025/91266	
What is the application for?:	Alterations to basement to form one flat, removal of garage to form parking spac
Address of the site or building:	41, Soothill Lane, Soothill, Batley, WF17 6NJ
Postcode:	WF17 6NJ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>I am writing as a neighbouring resident to formally object to the proposed change of use at 41 Soothill Lane, Soothill, Batley, WF17 6NJ, under planning application 2025/62/91266/E, which seeks permission to convert the properties basement into a seperate apartment.</p> <p>This objection is made in accordance with the Council's requirement that objections be rational, impersonal, and directed principally to the planning issues raised by the proposal. I set out below the material planning grounds for my objection:</p> <p>1. Inadequate Parking Provision and Highway Safety Risks The application includes a proposal for one parking space at the rear of the property. However, in practice, the majority of residents on this stretch of Soothill Lane do not use the rear for parking due to access limitations and convenience. Most cars are parked on the street at the front, and in many cases, partly or fully on the pavement — causing obstruction to pedestrians, particularly those with mobility needs or pushchairs.</p> <p>Given that HMOs typically house multiple unrelated adults, it is realistic to expect that more than one resident will own a vehicle. A single parking space does not adequately mitigate the increased parking demand, and the likelihood of pavement parking and congestion will only increase. This raises concerns under Policy LP21 (Highways and Access) of the Kirklees Local Plan, which requires proposals to ensure safe and efficient access and avoid adverse highway impacts. Citing this, Soothill Lane, is a very accident prone area due to limited visibility when emerging from connecting roads and drivers speeding.</p> <p>2. Impact on Residential Amenity The intensified residential use of the property as an HMO introduces a greater number of occupants than would be expected in a single-family dwelling. This raises potential issues around increased noise, foot traffic, and disruption, particularly in a terraced street with minimal buffer between properties</p>	

street with minimal buffer between properties.

Such impacts would be felt most acutely by adjacent and nearby properties and are inconsistent with Policy LP24(b) of the Local Plan, which seeks to protect the amenity of existing and future occupants. The close-knit residential character of Soothill Lane makes it particularly sensitive to such changes.

3. Refuse and Site Management Concerns

The property has already displayed poor site management during its current renovation phase, with rubbish, construction materials, and general waste accumulating in the front and rear yards. In some cases, this waste has encroached onto the public pavement, creating an obstruction and degrading the visual amenity of the area.

Given the increased volume of waste typically associated with HMOs, the absence of a clearly defined refuse storage and collection strategy is a concern. This has implications under Policies LP24(d) and LP52, which address environmental protection and the impact of waste management on local amenity.

4. Incompatibility with Local Character and Risk of Overdevelopment

The proposal would introduce a form of accommodation that is out of keeping with the established character of the street, which is composed entirely of single-family terraced homes. The introduction of an HMO in this context represents a significant intensification of use, which may lead to further such conversions over time, changing the character and balance of the residential community.

Policy LP24(a) emphasises the importance of development being in keeping with the scale, layout, and density of its surroundings. This proposal conflicts with those principles.

5. Lack of Evidence of Proper Ongoing Management

There is no evidence provided in the application regarding how the property will be managed post-conversion to minimise impacts on neighbouring residents — such as through on-site supervision, tenant vetting, or clear waste and maintenance responsibilities. Without such information, there is a risk of unmanaged issues affecting neighbouring properties.

Conclusion

In summary, the proposed HMO at 41 Soothill Lane raises multiple concerns relevant to planning policy — including highway safety, insufficient parking, harm to residential amenity, waste management, and incompatibility with the character of the area. The application does not demonstrate how these issues will be effectively mitigated.

I respectfully request that Kirklees Council refuses this application in line with the above material planning considerations and the relevant policies of the Kirklees Local Plan.