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

I am writing to formally object to the proposed application at 41 Soothill Lane, application reference number, 2025/91266.

As a resident of the immediate area, I have serious concerns regarding the negative impact this application will have on the local community, particularly in relation to noise disturbances and parking issues.

1. Noise and Residential Amenity
An increase in occupancy numbers, typically result in higher occupancy levels than standard family homes. This inevitably leads to increased noise levels due to more frequent comings and goings, shared living arrangements, and differing lifestyles and schedules among tenants. The property in question is in a quiet, family-oriented neighbourhood, and the introduction of further home space, risks significantly disrupting the peaceful enjoyment of our homes. The makeup of the homes is such where noise is easily transferred to neighbouring properties and therefore, is likely to lead to a decrease in the standard of living for neighbours.

2. Parking and Traffic Congestion
The street already suffers from limited parking availability, with most homes reliant on on-street parking. This new proposal often means multiple adult occupants, many of whom may own vehicles. This could exacerbate the current parking issues, leading to congestion, unsafe parking practices, and increased risk to pedestrians and children in the area. The parking in an around the junctions of Clutton Street and Broomsdale Road, with Soothill Lane is already at its maximum with pulling out of junctions already precarious at all times of the day. The increasing number of accidents in recent years, will exacerbate this point. A further point on this, is that there is a bus stop at the front of the property, which includes a collection point for school children on a weekday morning. Further vehicles will make it increasingly difficult to board the bus in a safe manner.

I respectfully urge the planning department to consider the negative impact this application would have on the character of the neighbourhood, residential amenity, and existing infrastructure. I believe the proposal is contrary to the objectives of sustainable and balanced community development and should be refused.
Thank you for taking my concerns into account.