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

Formal Objection to Planning Application 2025/91266 – 41 Soothill Lane

To Whom It May Concern,

I am writing to formally and strongly object to the planning application at 41 Soothill Lane (reference number: 2025/91266).

As a long-standing resident of the immediate area, I am deeply concerned about the serious and far-reaching negative impacts this proposal will have on our neighbourhood—particularly in terms of noise pollution, traffic congestion, health and safety hazards, and the misuse of residential infrastructure.

1. Noise Disturbance and Harm to Residential Amenity

The conversion of this property into an HMO (House in Multiple Occupation) is wholly inappropriate in this quiet, family-oriented area. HMOs typically involve frequent turnover of tenants, many of whom may not have long-term ties to the community. This results in continuous comings and goings at all hours, elevated noise levels, and disruption to the peaceful and stable environment that local families rely on.

The internal structure of these homes is not designed to absorb high levels of occupancy noise, and sound travels easily between adjoining properties. The inevitable consequence will be a noticeable decline in the quality of life for surrounding residents.

2. Inadequate Parking and Traffic Safety Risks

Parking on Soothill Lane and the surrounding roads is already under significant pressure, with most households depending on limited on-street parking. Increasing the number of adult residents—many of whom may have their own vehicles—would severely worsen the situation.

The junctions of Clutton Street and Broomedale Road with Soothill Lane are already

The junctions of Clutton Street and Broomsdale Road with Soothill Lane are already high-risk, with poor visibility and dangerous manoeuvres occurring daily. Adding further traffic will increase the risk of accidents, including involving children and pedestrians.

To make matters worse, there is a bus stop directly outside the proposed property, which serves as a collection and drop-off point for school children during weekday mornings. Increased parking and traffic at this location would make it unsafe and chaotic, posing an unacceptable risk to child safety.

3. Shared Rear Driveway and Safety Concerns

The rear driveway is a shared access route used by five neighbouring properties, including families with young children who regularly play in their back gardens. Increasing occupancy at 41 Soothill Lane would lead to more vehicles using this narrow, shared space, increasing the danger to children and raising the likelihood of damage or disputes between neighbours.

There is only one shared drainage point in this area for all five properties. The proposed increase in water usage and strain from additional residents would exacerbate an already fragile drainage system, increasing the risk of flooding, blockages, and sanitation issues—all of which are entirely unacceptable.

4. Inappropriate and Unsafe Use of the Basement

It is especially alarming that the application includes proposals to house individuals in the basement of the property. This basement has low ceilings, no natural light, inadequate ventilation, a history of damp, and is highly susceptible to flooding. These are wholly unsuitable conditions for human habitation and would pose a serious health risk to any occupants.

It is also worth noting that the owner of the property does not reside there—he lives in a large house with ample space elsewhere. The claim that his elderly parents will be living in this unsuitable basement is implausible and raises serious questions about the true intention of this development. The basement was never designed for residential use and has historically only been used for storage purposes. Attempting to convert it into a living space is both dangerous and exploitative.

Conclusion

This proposal is entirely out of character with the surrounding area and would introduce a range of negative consequences for existing residents—noise, safety hazards, infrastructure strain, and reduced quality of life.

I strongly urge the planning authority to take these serious concerns into account. This application fails to meet the standards of responsible development and should be firmly refused in order to protect the wellbeing, safety, and rights of local residents.

Yours faithfully,