Address: 1 Clutton Street Batley Wf176np

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?	No

Re: Planning Application - 2025/91266

Property: 41 Soothill Lane, Batley, WF17 6NJ

I am writing to formally object to the planning application referenced above regarding the proposed conversion of the property at 41 Soothill Lane, Batley.

As one of the neighbours and a local resident, I have the following concerns about the changes:

1. Overdevelopment and Character of the Area

The property is in a family-oriented residential street, converting it into multiple occupancy will risk overdevelopment and altering the character of the neighbourhood in a conservation area. Converting family homes into HMOs reduces the availability of family-sized accommodation in the area, which runs counter to the council's housing strategy.

The proposed changes maybe a precursor for a HMO. A HMO in a family residential area will change the makeup of the community. If permission is granted, then others in the area make think of doing the same thing. If permission is granted to No.41 then this could lead to others doing the same thing and will affect traffic and noise and mentioned in a points below.

The landlord is a property developer and has links to several property firms as you'll easily be able to find out. He has stated his plans to convert the basement into a self-determined flat to be occupied by a family and rent the other part of the property to someone else. He has stated his plans to "call his parents over" and place them into the basement flat. This makes no sense why anyone would make their old parents live in a basement flat without any natural light, in an underfloor damp room with no to little

in a basement flat without any natural light, in an underfloor damp room with no to little ventilation. Especially if he may own other properties that may be more suitable for them or when he's living in a big property himself. As stated, this could be a precursor to him converting the property into individual flats on each floor or HMO.

The property already has a bathroom in the basement on the rear of the property. He has three bathrooms in total on the property all on the rear of the property. His plan to move the bathroom to the front of the property where there's no waste pipe for sewage would mean extensive work and disruption. There's no external window in the basement on the front side of the property, and the ceilings are low.

His plan to make a kitchen in the basement on the front side of the property will again be out of character of the local family homes as the kitchen is on the rear of the property. Again, there's no external window, so no ventilation would mean the smell would remain longer. A vent will do directly out on the front of the property therefore disturbing the neighbours on a warm summers day if they're trying to let some fresh air in and also could cause disruption to the public walking past. The ceilings are also low, is this a fire hazard?

The front basement is all underground and not suitable for living quarters. There's no natural light into the room. The ceilings are low and have no ventilation and are damp, The basements of no.41 and the neighbouring properties have been flooded multiple times due to Yorkshire Water main pipe bursting. All the properties from No.35 to No.45 have had their basement flooded by the waterpipe bursting. Since 2002 the properties have been flooded 6 times.

2. Parking and Traffic Congestion

Soothill Lane already experiences parking pressures. The proposed changes will increase demand for on-street parking, worsening congestion, and reducing road safety.

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 around the junctions of Clutton Street and Broomsdale Road, with Soothill Lane, is already at its maximum with pulling out of junctions already risky at all times of the day. The increasing number of accidents in recent years, will exacerbate this point leading to serious harm and also increase in insurance premiums for locals.

A further point on this, is that there is a bus stop at the front of the property, which includes a collection and drop off point for school children on weekday morning and afternoons. Additional vehicles will make it increasingly difficult to board the bus in a safe manner. Soothill lane is an extremely busy road, especially during peak times. The need to keep the traffic flowing is important. An increase in cars will mean people parking anywhere therefore no flow of traffic. This is already felt when sometimes a car will double park.

I have no issue with the garage being taken down but not sure how it'll increase the owner's proposition of adding an extra car parking space. The neighbours usually park their cars in the garden. There's only place to safely park one car in his garden. Neighbouring children also play in the gardens.

3. Noise and Disturbance

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 and could lead to tensions.

4. Waste and Refuse Management

The existing bin storage and waste management infrastructure may be insufficient to cope with the increased waste generated by multiple tenants. This could lead to bins overflowing and rubbish spreading in