

### About the application

Application number: 2026/90837	
What is the application for?:	Erection of detached building for use as hairdressing salon
Address of the site or building:	7, Moorlands Road, Cleckheaton, BD19 5ED
Postcode:	BD19 5ED

### 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 change of use of 7 Moorlands Roads from a residential dwelling to a commercial premises, specifically a hairdressing salon.

My objection is based on material planning considerations in line with the Town and Country Planning Act 1990 and the National Planning Policy Framework (NPPF), particularly in relation to residential amenity, highway safety, and the character of the local area.

#### 1. Impact on Highway Safety and Parking

The proposed development would significantly exacerbate existing parking constraints within this cul-de-sac. The street already suffers from limited parking availability, and the addition of a commercial premises with customer turnover would inevitably increase demand.

Paragraph 115 of the NPPF states that development should only be prevented where there would be an “unacceptable impact on highway safety.” Given the confined nature of the cul-de-sac and lack of capacity, this proposal risks creating unsafe conditions for both residents and visitors.

#### 2. Harm to Residential Amenity

The introduction of a business with regular client appointments would materially increase footfall, noise, and general disturbance. This is contrary to the core planning principle of protecting a “high standard of amenity for existing and future users” (NPPF, Section 12).

The cul-de-sac is currently a quiet residential environment, and this change would fundamentally alter its character, to the detriment of residents.

#### 3. Safety Concerns for Children

The road is frequently used by children for outdoor play due to its low traffic nature. Increased vehicle movements and pedestrian traffic associated with a commercial operation would pose a clear and avoidable risk to their safety.

#### 4. Inappropriate Location for Commercial Use

Cul-de-sacs are inherently unsuitable for commercial premises due to their limited access, lack of infrastructure, and residential function. The proposed use is therefore incompatible with the established character of the area.

In summary, the proposed development would:

- Intensify parking stress and create highway safety risks
- Generate unacceptable levels of noise and disturbance
- Compromise the safety of children using the street
- Undermine the residential character of the cul-de-sac

For these reasons, I respectfully request that the application be refused.