

Address: 22 South Brook Gardens Mirfield

Search application details

Application number: 2026/CLD/91507/E	
What is the application for?:	Certificate of lawfulness for proposed change of use of residential dwelling (Us
Address of the site or building:	12, South Brook Gardens, Mirfield, WF14 8LS
Postcode:	WF14 8LS

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

I am writing to formally object to the planning application referenced above. As a resident of 22 South Brook Gardens, a property in close proximity to the proposed site, I believe this conversion will cause demonstrable harm to the residential amenity, character, and safety of our area.

I request that the following valid planning considerations be taken into account:

Impact on Highway Safety and Traffic: Our street already suffers from heavy vehicular congestion. While a standard family home typically generates one or two vehicles, a House in Multiple Occupation (HMO) inherently intensifies road use. The applicant has failed to provide sufficient off-street parking. This shortfall will inevitably force vehicles onto pavements, block private driveways, and create severe hazards for pedestrians and emergency service vehicles, directly compromising highway safety.

Effect on the Character of the Area and Design: This neighborhood consists primarily of traditional family homes. The intensification of use from a single-family dwelling to multiple separate households will erode the stable, family-oriented character of the community. Furthermore, the external visual changes—specifically the clutter of multiple large waste bins at the front due to a lack of proper layout and storage space—will negatively impact the design, appearance, and visual amenity of the street scene.

Noise and Disturbance: The conversion represents an unacceptable intensification of use. The increased frequency of comings and goings from independent residents, visitors, and deliveries at staggered, anti-social hours will generate a level of noise and uncharacteristic disturbance that is entirely incompatible with this quiet residential environment.

Effect on Living Conditions (Privacy and Overlooking): The layout of an HMO often leads to rooms being used more intensively throughout the day and night compared to a standard home. I am concerned that this increased density will lead to a direct loss of privacy and issues with being overlooked for neighboring properties, reducing the standard of living conditions we currently enjoy.

Conflict with Development Plan Policies and Government Guidance: This proposal directly breaches local Development Plan policies and Supplementary Planning Guidance concerning the acceptable density, layout, and over-concentration of shared housing in this locality. It fails to meet government guidance aimed at creating sustainable, well-integrated communities.

For these reasons, the proposal fails to comply with local planning policies designed to protect residential amenity, safety, and community character. I politely urge the planning authority to refuse this application.

Please keep me informed of any updates, committee meeting dates, or decisions regarding this matter.

Yours sincerely,

Amanda Flavell Brook
22 South Brook Gardens
WF14 8LS