

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?	Yes
Dear Planning Officer, Re: Objection to Planning Application – Proposed Conversion to HMO I am writing to formally object to the above planning application. I am a resident of South Brook Gardens, located close to the proposed development, and I have serious concerns regarding the impact this change of use would have on the surrounding residential area. The proposed conversion from a single residential dwelling into a House in Multiple Occupation (HMO) represents an unacceptable intensification of use that would be out of keeping with the established character of the neighbourhood. This area is predominantly made up of family homes, and the introduction of a high-density shared living arrangement risks undermining the residential balance and community character of the street. I am particularly concerned about the impact on highway safety. The existing road already experiences significant pressure from parked vehicles, and increasing the number of occupants at this property is likely to create additional demand for on-street parking. With limited off-street parking provision, there is a real concern that vehicles may obstruct pavements, block access to driveways, and create difficulties for pedestrians and emergency vehicles. This is especially concerning for children and families using the local footpaths, including children walking to and from school. Increased parking pressures and vehicles being forced onto pavements could create hazards by reducing safe walking routes and obstructing visibility for pedestrians and drivers. There are also concerns regarding waste management and the appearance of the area. A greater number of residents will inevitably generate increased levels of household waste and recycling. The property does not appear to have sufficient space to store additional bins appropriately, which could lead to bins obstructing the footway.	

to store additional bins appropriately, which could lead to bins obstructing the footway, increased litter, and a negative impact on the cleanliness and character of the street.

The proposal also raises concerns regarding residential amenity and the impact on neighbouring properties. The increased number of unrelated occupants is likely to result in more frequent comings and goings, visitors, and activity at varying times of the day and night, which could lead to increased noise and disturbance.

In addition, the rear windows of the property overlook a neighbouring property where children in a child care setting regularly play. The increased occupation of the property could have implications for privacy, overlooking, and the sense of security currently enjoyed by neighbouring residents. Any change of use should carefully consider the impact on surrounding households and nearby child-focused environments.

The introduction of an HMO in this location would therefore have a detrimental effect on the character of the area, highway safety, residential amenity, and the quality of life of existing residents. In my view, the application does not sufficiently address these concerns or demonstrate that the proposed use would be appropriate for this residential setting.

For these reasons, I respectfully request that the Planning Committee refuses this application.

Please keep me informed of any further updates, consultations, or decisions relating to this matter.

Yours sincerely,