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

Re: Application No. 2026/CLD/91507/E – 12 South Brook Gardens, Mirfield, WF14 8LS

Proposed Change of Use to House in Multiple Occupation (HMO)

Dear Planning Officer,

I am writing to formally object to the above application.

Having reviewed the application documents, I wish to add my own objections and to highlight several critical issues that I believe have not been adequately addressed.

1. Inadequate Off Street Parking and Highway Safety – Particularly for Children

The proposal seeks to convert a single-family dwelling into five separate bedsits, yet provides only two off street parking spaces. These “two spaces” are so narrow that even two small cars would be unable to open their doors if parked side by side. In practice, this amounts to only one usable parking space.

South Brook Gardens and the surrounding streets, especially Back Station Road, already experience severe parking pressure, exacerbated by commuters using Mirfield railway station. On street spaces are routinely filled, and any additional vehicles from a five occupant HMO would inevitably overspill onto the road, pavements, and driveways.

This is not merely an inconvenience; it is a serious safety hazard. Children in this area walk to and from school along these pavements and crossing points. Increased pavement parking and blocked sightlines would put them at direct risk. Emergency vehicles, refuse lorries, and delivery vans would also find access severely impeded. The shortage of parking alone is a valid ground for refusal under many local planning

policies.

2. Waste Storage and Hygiene Concerns

Five separate households will generate significantly more waste and recycling than a single family. The frontage of the property does not have sufficient space to store the additional bins required safely, and storing them at the back would pollute neighbours gardens with foul order and potentially Vermin. With collections only happening once every two weeks, the additional waste of 5 new households with no added space to store it would cause a serious public health issue particularly in summer months. Without proper storage, bins would be left on the footway either obstructing the pavement at the front of the house or obstructing the access to the back of the, obstructing pedestrians, creating an eyesore, attracting pests and creating a fire risk. This would harm the cleanliness and character of the street and pose a health risk to neighbouring residents.

3. Noise, Disturbance, and Loss of Residential Amenity

The intensification from one family home to five independent households will inevitably lead to increased comings and goings at all hours. Visitors, deliveries, and the daily routines of multiple occupants will generate noise and disturbance that is wholly out of keeping with this quiet, family oriented neighbourhood.

4. Erosion of Community Character and Over Concentration of HMOs

This area is predominantly composed of traditional family homes. Converting a family dwelling into an HMO undermines the stable, cohesive character of the community. Local planning policies and supplementary guidance commonly restrict the over concentration of shared housing, and I submit that this proposal would breach such provisions.

5. Negative Impact on Property Values

It is widely recognised that the presence of an HMO can depress the value of nearby residential properties, as HMOs are typically valued on a commercial basis rather than as family homes. If this application is granted, I and my neighbours would face an unjustified reduction in our property values, which is a material consideration in planning decisions.

For all the reasons set out above – inadequate and practically unusable parking, dangers to child pedestrians, lack of waste storage, noise and disturbance, harm to neighbourhood character, and adverse effects on property values – I respectfully urge the Planning Committee to refuse this application.

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

Yours sincerely,