

Address: 10, South Brook Gardens, Mirfield, WF14 8LS

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 above application. I am a resident of 10 South Brook Gardens, and my property is a terraced house that shares a party wall with the application site. As such, I would be among the most directly and adversely affected if this proposal is approved.

The proposal seeks to convert a single-family dwelling into five separate bedsits, yet provides only two very narrow off street parking spaces

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 a serious safety hazard. Children in this area walk to and from school along these pavements. Increased pavement parking and blocked sightlines would put them at direct risk. Emergency vehicles would also find access severely impeded. The shortage of parking alone is a valid ground for refusal under many local planning policies.

Five separate households will generate significantly more waste. 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. 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 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.

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. As I share a wall with the property, I would bear the brunt of this disruption.

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.

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,