Search application details

Application number: 2026/91507	
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 2026/CLD/91507/E

I am writing to formally object to the above planning application. As a resident living to the proposed site, I have significant concerns that this conversion will have a direct and unacceptable impact on my residential amenity, the character of the area, and highway safety.

My primary concerns are as follows:

1. Impact on Highway Safety and Traffic

The street already suffers from significant parking pressure. The proposal to provide only two off-street spaces for five bedsits is demonstrably inadequate. This will inevitably lead to overspill parking onto Back Station Road and surrounding streets. Increased parked vehicles will obstruct visibility, narrow the carriageway for passing traffic, and create severe hazards for pedestrians and emergency vehicles. This is especially concerning for children walking to and from school, as obstructed pavements and reduced visibility could put them at increased risk. The intensification of vehicle movements associated with five separate households will exacerbate this existing congestion and compromise highway safety.

2. Effect on the Character of the Area

This neighbourhood is predominantly comprised of traditional family homes. The conversion of a single-family dwelling into a high-density HMO represents a significant and unacceptable intensification of use that will erode the stable, family-oriented character of the street. This change would fundamentally alter the established residential balance and undermine the community character of the area.

3. Noise, Disturbance and Odour

3. Noise, Disturbance and Odour

I am particularly concerned about the impact of noise and disturbance. The transition from a single family to multiple unrelated occupants will inevitably lead to increased comings and goings, visitor traffic, deliveries, and general activity at staggered hours, including late at night and early in the morning. This level of noise and disturbance is entirely out of character for this quiet, residential area and would represent an unacceptable loss of residential amenity for neighbouring properties.

4. Effect on Living Conditions – Privacy and Overlooking

The increased density and intensity of use associated with an HMO raises concerns regarding loss of privacy and overlooking for neighbouring properties. With more occupants using rooms more frequently throughout the day and night, there is a real risk of direct overlooking into adjacent homes and gardens, reducing the standard of living conditions currently enjoyed by residents in this street.

5. Effect on Neighbouring Properties

The cumulative effect of increased noise, disturbance, parking pressure, loss of privacy, and visual clutter will directly and detrimentally impact the surrounding residential properties. I would bear the brunt of these impacts, which would materially harm my enjoyment of my own home and reduce its desirability as a residential address.

Conclusion

For the reasons set out above, the application fails to comply with local development plan policies concerning residential amenity, over-concentration, and highway safety. The applicant has not adequately demonstrated that this proposed HMO would be appropriate for this residential setting. I respectfully request that the Planning Committee refuses this application.

Yours sincerely,