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,

I am writing to formally object to the planning application referenced above. I live at which is close to the proposed site. I believe this conversion will harm our residential area for the following reasons:

Inadequate Parking and Highway Safety: Our street is already heavily congested with vehicles. A standard family home typically has one or two cars, but an HMO can lead to significantly more vehicles parked on the street. The applicant has not provided enough off-street parking spaces. This will force cars onto pavements, block driveways, and create hazards for pedestrians and emergency vehicles.

Waste Management and Hygiene Issues: An influx of unrelated residents will generate a large volume of domestic waste and recycling. The front of the property lacks the physical space to store the necessary amount of extra bins. This will lead to bins blocking the footway, unsightly litter, and pest issues, which harms the character of the street.

Noise and Disturbance: The intensification of use from a single-family home to multiple separate households will cause unacceptable noise. The constant comings and goings of residents and visitors at staggered hours will create a level of noise and disturbance that is out of character for this quiet, residential neighborhood.

Over-Concentration and Character of the Area: This area consists primarily of traditional family homes. Converting this property into an HMO will erode the stable, family-oriented character of the community. This proposal breaches local planning policies regarding the acceptable density and over-concentration of shared housing.

For these reasons, the proposal does not comply with local development plans to protect residential amenity and safety. I politely request that the planning committee refuses this application.

Please keep me informed of any updates or decisions regarding this matter.

Yours sincerely,