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

As a local resident to the proposed development, i wish to formally object to the planning application.

1. Road Safety
The current property has parking for 2 small vehicles. The proposed changes, could lead to at least 10 occupants with cars. The road is narrow , and already severely conjested with commuters from the station which has recently expanded. Due to the commuters, there are also a lot of pedestrians, which poses a risk to their safety with the increased traffic from the dwelling. The area is residental with many young children who also walk to nearby local schools.

2. Waste Management
The addtional waste created from 5 dwellings rather than one will be huge. There is limted space at the front of the propety to store bins, and these could easily spill onto the pavement. If addtional bins are provided, these will block the driveway, preventing a larger problem with road safety. The larger volume of waste will lead to further pest problems. These are already previlent in the area due to the local skip yard.

3. Noise
The change of use from one family dwelling to 5 seperate occupanies will significantly increase the noise in the area. There will be more comings/goings, increase in visitors and deliveries. This is out of keeping with the quiet residential area we currently live in.

4. Impact on Property Value
The presence of a HMO can reduce the value of surrounding homes as these are valued differently to family units.

5. Loss of community character
Our street is made up of traditional family homes. Converting one into a HMO erodes the character of our area and goes against local planning policies on the over-concentration of shared housing.