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

Hello

I wish to raise concerns about the Certificate of Lawfulness that has been applied for.

The property in question has been sat empty for a long time, and is becoming more of an eyesore - this is disappointing as it is a family home that is in demand for purchase or rental.

The proposed alterations to the property suggest an occupation by 10 persons - this is a significant number of people to occupy a family home in a family neighbourhood.

There is only space for 2 cars to park at the property in question, which is insufficient for the 10 people who could be living there. There are plenty of units in the nearby Ledgard Mill for adults who wish to live near the train station - those units have car parking available.

From my research it appears that:

1. the applicant should not be trying to use a C4 Permitted Development mechanism for a layout that is designed to act as a 10-person Sui Generis HMO; the submitted plans illustrate an intensity of use that does not comply with C4 limits.

2. the Certificate of Lawful Development should not be granted and the applicant should be required to submit a full planning application so that the proposed development can be properly scrutinised.