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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 living near the proposed development, I wish to formally object to this planning application on the following grounds: 1. Road Safety The existing property currently provides parking for only two small vehicles. The proposed development could accommodate up to ten occupants, many of whom may own cars. The road is already narrow and heavily congested, particularly due to commuter parking associated with the nearby railway station, which has recently been expanded. The area also experiences significant pedestrian traffic, including commuters and local residents. Increased vehicle movements associated with the proposed development would pose additional risks to pedestrian safety. Furthermore, this is a residential area with many young children who regularly walk to nearby schools, making road safety a particular concern. 2. Waste Management The conversion from a single dwelling into five separate units will result in a substantial increase in waste generation. There is limited space at the front of the property for bin storage, creating a risk of bins overflowing onto the pavement and causing obstruction. Should additional bins be provided, they may block access to the driveway, further exacerbating existing parking and road safety issues. Increased volumes of waste could also contribute to a rise in pest activity, which is already a concern in the area due to the presence of a nearby skip yard. 3. Noise and Disturbance The proposed change of use from a single-family dwelling to five separate households is likely to result in a significant increase in noise and general disturbance. There will	

is likely to result in a significant increase in noise and general disturbance. There will inevitably be more vehicle movements, arrivals and departures, visitors, and delivery activity associated with multiple occupancies.

This level of activity would be out of character with the quiet residential nature of the area and would negatively impact the amenity of neighbouring residents.

4. Impact on Property Values

The introduction of a House in Multiple Occupation (HMO) has the potential to adversely affect the value of surrounding family homes. HMOs are typically valued and perceived differently from traditional family residences, which may reduce the attractiveness of the area to prospective buyers.

5. Loss of Community Character

Our street is predominantly made up of traditional family homes. The conversion of a family dwelling into an HMO would erode the established character of the neighbourhood and alter the balance of the local community.

The proposal appears contrary to the objectives of local planning policies that seek to prevent the over-concentration of shared accommodation and preserve the residential character of established family neighbourhoods.

For the reasons outlined above, I respectfully request that the planning application be refused.