

DC Admin

Sent: 30 July 2026 20:12
To: DC Admin
Subject: Subject: Objection to Planning Application 2026/91886 – 108–110 Halifax Old Road

Dear Planning Officer,

I am writing to formally object to planning application 2026/91886, which proposes the change of use of 108–110 Halifax Old Road into a 22-person House in Multiple Occupation (HMO).

I strongly oppose this development for the following reasons:

- Highway and parking pressure: Halifax Old Road already experiences severe congestion due to the close proximity of Croft Medical Practice, nearby shops and, directly opposite the application site, a busy local mosque and mosque school (madrasa). At prayer times and during madrasa drop-off and pick-up periods, the road becomes heavily congested with vehicles parking on both sides of the road and traffic regularly queuing. Combined with patients visiting the doctors' surgery throughout the day, parking is already under significant pressure. Introducing a 22-person HMO, together with visitors, deliveries and additional vehicle movements, would place unacceptable pressure on an already congested road, making it more difficult for residents, emergency services and refuse collection vehicles to access the area safely.

- Pedestrian safety: The site is directly opposite the mosque and mosque school, meaning large numbers of adults and children regularly cross Halifax Old Road throughout the day. The pavements are also heavily used by patients attending the doctors' surgery, elderly residents, families with prams and wheelchair users. Increased vehicle movements associated with a 22-person HMO would significantly increase the risk of accidents and reduce pedestrian safety.

- Overdevelopment: A 22-person HMO represents an excessive and intensive use of the site. The proposal is entirely out of character with the surrounding residential area, which is predominantly made up of long-established family homes. The density of occupation is inappropriate for this location.
- Noise and disturbance: A property occupied by up to 22 unrelated adults is likely to generate significantly more noise, comings and goings, deliveries, visitors and late-night activity than a family dwelling. This would have a harmful impact on the living conditions of neighbouring residents.
- Loss of residential amenity and privacy: The increased number of occupants, together with greater activity in outdoor areas and parking spaces, will result in additional overlooking, disturbance and loss of privacy for neighbouring homes.
- Conservation Area harm: The site lies within the Birkby Conservation Area. The scale of this proposal, increased parking provision, external alterations and commercial-style waste storage would harm the character and appearance of this designated heritage area.
- Waste management concerns: The existing property already struggles with bin storage. A 22-person HMO will generate a substantial increase in household waste and recycling, creating a risk of overflowing bins, unpleasant odours, visual clutter and obstruction of the pavement.
- Cumulative impact: There are already several HMOs within the surrounding area. Granting permission for another large HMO would further change the character of the neighbourhood, reducing the availability of family housing and creating an over-concentration of shared accommodation.
- Works already commenced: Scaffolding and roof works have already begun at 108 and 110 despite planning permission not yet being granted. This raises concerns about whether works are being undertaken in anticipation of approval and whether planning controls are being properly respected.

For these reasons, I respectfully request that the Council refuse planning application 2026/91886.

Kind regards,