

DC Admin

Sent: 30 July 2026 21:25
To: DC Admin
Subject: Objection to Planning Application Reference: 2026/62/91886/W Change of Use to 22 Bed HMO, 108 - 110 Halifax Old Road, Birkby.

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 HMO. I believe this development will severely impact the character, amenity, and infrastructure of our neighbourhood. This conversion fails to meet several key criteria outlined in the Kirklees Local Plan.

I strongly oppose this development for the following reasons:

1. Detrimental Impact on Character and Amenity

The shift from single family homes to a high density HMO represents a severe overdevelopment of the site. It directly contradicts Policy LP24 (Design) of the Kirklees Local Plan, which requires developments to respect local character. Introducing multiple independent households into a property originally built for one family will result in increased noise levels, general disturbance, and an overwhelming loss of privacy for surrounding residential properties.

A 22 person HMO is completely out of character with a street made up of long standing family homes. The scale and intensity of the proposal are inappropriate for this location.

2. Severe Parking and Highway Safety Issues

The surrounding street network is already heavily congested with vehicles. A conversion of this nature inevitably drastically increases the demand for on street parking. Halifax Old Road already experiences severe congestion due to nearby mosques, Croft Medical Practice and the local primary school - Birkby Junior School. Adding 22 residents and associated vehicle movements will worsen an already unsafe situation. These community

places are used daily by many local people many of whom are elderly or children. This proposal lacks sufficient off street parking, directly violating Policy LP22 (Parking). The additional vehicles will block lines of sight, create safety hazards for pedestrians (especially the elderly and children), and moreover, restrict access for emergency service vehicles. Pedestrian safety is key. Increased vehicle activity from both front and rear parking areas poses a serious risk especially to our children who walk to school using both the front and rear roads of the proposed HMO.

3. Inadequate Waste and Refuse Management

HMO's naturally generate a significantly higher volume of domestic waste than standard family homes. The application fails to demonstrate a realistic plan for managing large numbers of refuse and recycling bins. Overcrowded pavement bins will cause an eyesore, generate unpleasant odours, attract vermin, and block pedestrian access, failing to protect local environmental quality under Policy LP52. The existing property already struggles with waste management and bin storage. A 22-person HMO will generate significantly more waste, increasing the risk of overflow, odour, and obstruction of pavements.

4. Loss of Balanced Housing Stock

Our community thrives on an active balance of families and long term residents. The continuous conversion of family housing stock into short term, high turnover rental units causes imbalanced communities. It goes against Policy LP11, which aims to secure a balanced and sustainable housing mix across the Kirklees district.

5. Noise and Disturbance

A high-occupancy HMO will inevitably lead to increased noise, late night activity, and a loss of residential amenity for neighbouring properties. Many of the residents are elderly or children and this disturbance will have a detrimental impact in a calm and safe neighbourhood.

6. Conservation Area Harm

The site lies within the Birkby Conservation Area. The proposed intensification, parking layout and commercial waste requirements will negatively affect the character and appearance of the area contrary to Section 72 of Planning (Listed Buildings and Conservation Areas) Act 1990.

7. Negative Impact to Property Value

The scale of the development, increased noise, parking pressure and loss of amenity will reduce the desirability of the street and negatively affect property values for existing homeowners. Residents have invested in their homes on the basis of a stable family orientated environment and this proposed development would undermine this stability, resulting in a clear and foreseeable reduction in property value along this road.

8. Evidence of Potential Unauthorised Change of Use Already Occurring

Despite the Council stating that the change of use has not been approved, multiple individuals have been seen entering and leaving 110 Halifax Old Road daily with suitcases. This strongly suggests that the property is already being used as an HMO without the required permission. This raises

serious concerns with regards to the compliance, management and standards and respect for planning controls and should be investigated by planning enforcement officers.

9. Evidence of Potential Works Already Commencing

Scaffolding has been erected at both 108 and 110, and full roof works have already commenced. This level of construction heavily suggests that preparation for the proposed HMO has already begun despite the change of use not being approved. Carrying out significant structural works before permission is granted raises serious concerns about the applicants respect for planning regulations and the assumption that permission is guaranteed. This warrants investigation by planning enforcement officers.

For these outlined reasons, I respectfully request that the Council refuse this application. I strongly urge the planning committee to protect our neighbourhood infrastructure.

Kind regards,