

About the application

Application number: 2026/62/91886/W	
What is the application for?:	Change of use from (C3) dwelling to House in Multiple Occupation (within a Conse
Address of the site or building:	108-110, Halifax Old Road, Birkby, Huddersfield, HD2 2RW
Postcode:	HD2 2HS

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
Planning Objection - Application 2026/62/91886/W Change of Use to 22 Bed HMO – 108 - 110 Halifax Old Road, Birkby I am writing as a neighbour directly adjacent to 108/110 Halifax Old Road. I strongly object to the above planning application. My objection is based as detailed below. This will cause severe distress & social anxiety not just to the surrounding properties, but to the neighbourhood at large. These two HMO properties, if granted, will increase the level of noise, late night socialising which may include loud music, multiple visitors at all hours, and more parking issues due to an already congested road. The parking is predominantly on Halifax Old Road for the residents, which is already congested to beyond maximum capacity, and at times even residents struggle to find adequate parking on the main road. If granted, I fail to understand where the 22 to 44 residents of 108 and 110 Halifax Old Road will park their vehicles. That is without considering there could be multiple vehicles per flat. This would overflow into adjacent roads such as Cobcroft Road and Yew Street, which is already congested with its current residents. Halifax Old Road already experiences significant parking issues due to there being three different mosques in the area. This causes a gridlock every Friday due to Friday prayers. An additional 22 to 44 residents would only add to this already out of control problem. I have written to Kirklees Highways many times to address this issue, and every time they are unable to come up with an adequate solution. The additional 10 parking spaces at the rear of both properties would have a huge negative impact on the residents & the area as a whole, causing further disturbances with neighbours and pedestrians. Kirklees have already lost & given up trying to fix the parking issues caused every Friday afternoons. As residents we feel trapped in our own homes as drivers park	

Friday afternoons. As residents we feel trapped in our own homes as drivers park inconsiderately causing the road to block and remain gridlocked for some time.

The owners of 108 and 110 use to live here with their respective families and moved out within the last 12 months. It has been observed that since then many individuals have been seen entering and exiting the properties, which would suggest that these two properties are already being used as an HMO without proper approval and permission.

Since the families vacated, and tenants moved in, there has been ongoing issues with overflowing waste and bins left in the rear alley constantly throughout the weeks. An HMO license with 22 rooms will generate increased amounts of waste, odour, vermin, and obstruction of pavements.

Scaffolding has been in place for almost three months at both 108 and 110, and full roof works are in place currently. This construction heavily implies that preparation for the HMO is already in place, despite the change having not yet been approved. Carrying out structural work as significant as this before permission is granted raises concerns that perhaps the applicant doesn't respect the planning regulations and that they have clearly assumed that planning permission will be guaranteed. This warrants an investigation by Planning Enforcement & the licencing department.

This proposal conflicts with Kirklees' adopted policies and would cause substantial harm to our neighbourhood.

Kirklees Local Plan (Adopted 2021) — Policy HOU3 (HMOs), Policy DM1 (Amenity), Policy DM4 (Parking)

Kirklees HMO Supplementary Planning Document (SPD, 2019) — Distribution, density, standards, and amenity

National Planning Policy Framework (NPPF) — Protecting established residential areas

Kirklees Unitary Development Plan — Character and amenity of residential areas

1. Violates Kirklees HMO Distribution & Density Rules

Kirklees SPD restricts over-concentration: within a 100-metre radius, the number of HMOs must not exceed 10% of dwellings.

2. Parking & Traffic — Policy DM4 Breach

Proposal provides insufficient off-street parking for an additional 22 to 44 residents.

On-street parking is already at capacity daily. This HMO will force vehicles onto verges, across dropped kerbs, blocking driveways. This will create hazards for pedestrians, children, and emergency vehicles.

Increased vehicle movements will add congestion on roads not designed for extra traffic, especially at peak times.

3. Loss of Amenity & Over-occupancy

Too many occupants for this property size. Shared facilities (kitchens, bathrooms) are inadequate for the proposed number, leading to noise, queues, and conflict.

Noise & disturbance: High turnover, varied schedules, late-night comings/goings, bin noise, and outdoor activity will disrupt neighbours' quiet enjoyment — Policy DM1 breach.

Overlooking & privacy: Directly overlook neighbouring gardens, severely reducing privacy.

Waste & hygiene: More residents equal's far more waste. Existing bin capacity is insufficient; excess rubbish causes litter, odour, and pest risks — the proposal lacks proper waste management space.

4. Harm to Street Scene & Residential Character

No adequate private/outdoor amenity space is provided — unacceptable under Kirklees standards for the number of residents.

5. Pressure on Local Services & Infrastructure

Local GP surgeries, schools, buses, and shops are already at capacity. This HMO adds further strain without improvement.

Emergency access blocked by parked cars — a serious safety concern.

This application fails multiple Kirklees policies — especially HOU3, DM1, DM4, and the HMO SPD. It creates over-concentration, parking chaos, amenity harm, and infrastructure strain.

I formally request this application be REFUSED on all grounds above.

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