

Address: 46, May Street, Huddersfield, HD4 5DG

About the application

Application number: 2026/91886	
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?	No

This is on behalf of

I wish to object to the proposed change of use of 108–110 Halifax Old Road from a single dwelling (Use Class C3) to a House in Multiple Occupation (HMO) accommodating up to 22 occupants.

While the Design and Access Statement suggests that the proposal would provide much-needed accommodation, I do not believe this development is appropriate for its location or in keeping with the established character of the surrounding neighbourhood.

This is a predominantly residential area made up of family homes rather than large HMOs or student accommodation. Introducing a 22-person HMO would represent a significant intensification of use that would be out of character with the existing community and would fundamentally alter the residential nature of the area.

Parking is already a significant issue for residents. On-street parking is limited and regularly at capacity. This problem is particularly acute on Fridays due to increased demand associated with prayers at the nearby mosque, which is located only a short distance from the property. The addition of up to 22 occupants, together with visitors, deliveries and service vehicles, is likely to place further unacceptable pressure on parking availability and highway safety.

The applicant's assertion that the proposal makes efficient use of the building does not adequately address the practical impacts that a development of this scale would have on neighbouring residents. A large HMO has the potential to generate substantially greater levels of activity, noise, vehicle movements and general disturbance than a family dwelling, which could adversely affect the amenity of those living nearby.

The proposal also raises concerns regarding the cumulative impact of such an intensive residential use within an established family neighbourhood. The scale of the development appears excessive for the site and does not reflect the character or pattern of development in the surrounding area.

For these reasons, I respectfully request that the Local Planning Authority refuse planning permission. The proposal would introduce an over-intensive use in a location that is unsuitable for a development of this scale, resulting in unacceptable impacts on the character of the area, residential amenity and already limited parking provision.

I ask the Council to give full consideration to the concerns of local residents when determining this application.