

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?	Yes
Planning Objection - Application 2026/62/91886/W Change of Use to 22 Bed HMO – 108 - 110 Halifax Old Road, Birkby Dear planning officer, I am writing as a local resident to formally object to the proposed development of a 22-bedroom HMO. I am particularly concerned about the scale and intensity of the proposed use and the likely impact it would have on parking, traffic, congestion, noise, waste management and the character of the surrounding residential neighbourhood. 1. Parking and highway impact My primary concern is the significant pressure that a 22-bedroom HMO could place on an already limited supply of on-street parking. The surrounding streets are not designed to accommodate a substantial increase in parking demand. Additional vehicles could result in residents parking further away from their homes, obstructing access, parking close to junctions or creating difficulties for pedestrians and other road users. 2. Increased congestion and traffic A 22-bedroom HMO represents a substantial intensification of residential occupation compared with a conventional family dwelling. The resulting increase in vehicle movements, deliveries, taxis and other traffic could contribute to congestion on surrounding roads, particularly at busy times of the day. 3. Impact on the character of the neighbourhood	

This is an established, family-oriented residential area. The proposed 22-bedroom HMO would represent a significant change in the scale and intensity of occupation within the neighbourhood.

4. Noise and disturbance

A property accommodating potentially 22 separate occupants has the potential to generate considerably more activity than a typical family home.

There are likely to be more comings and goings, visitors, deliveries and general activity throughout the day and potentially late into the evening and night.

I am concerned about the potential for noise and disturbance to neighbouring residents, particularly from people entering and leaving the property, conversations outside, doors being opened and closed, vehicles, visitors and the general increased activity associated with a property of this scale.

5. Waste and refuse

Waste management is another significant concern.

A 22-bedroom HMO could generate a substantial quantity of household waste. There needs to be sufficient, properly managed refuse and recycling storage on the site, without bins being left on pavements or overflowing into the surrounding streets.

The Council should ensure that the proposed arrangements are adequate for a development of this size and that refuse collection would not create additional obstruction, noise or congestion.

6. Residential amenity

The cumulative effect of parking pressure, traffic, noise, waste, deliveries and increased movement around the property could have a detrimental effect on the living conditions and residential amenity of existing neighbours.

While I recognise the need for housing, this should not come at the expense of the reasonable living conditions of established residents. The scale of this proposal raises legitimate concerns about whether the development can be accommodated without causing unacceptable impacts on neighbouring properties and the wider area.

I therefore respectfully ask the Council to consider the cumulative impacts of the proposal and to refuse the planning application if it cannot be demonstrated that the development would avoid unacceptable harm to highway safety, parking availability, residential amenity and the character of the surrounding neighbourhood.

I would also ask that this objection is taken into account when the application is considered by the planning committee or planning officer.