

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 to object to the proposed 22-bedroom HMO. I have serious concerns about the impact this development would have on residents who already live here, particularly in relation to parking, traffic, noise, congestion and the overall character of the neighbourhood. Parking is already a problem in this area, with residents regularly struggling to find spaces near their homes. Adding a property with 22 bedrooms could put a significant amount of additional pressure on the surrounding streets. It is unrealistic to assume that a property accommodating up to 22 people will have little or no impact on parking. This is particularly concerning because the area already has several local facilities that attract people from outside the immediate neighbourhood. There is a school, health centre, a local pharmacy, a large supermarket and a large mosque nearby, all of which already bring additional traffic and visitors into the area on a daily basis. Adding a 22-bedroom HMO on top of this existing level of activity could make the situation substantially worse. Existing residents should not be expected to deal with even greater difficulty parking outside or near their homes simply because of a development of this scale. This is a family-oriented residential area, and people who already live here should reasonably be able to expect a normal level of peace and quiet, particularly during evenings and at night. My concern is that a 22-bedroom HMO could create a completely different level of activity and noise compared with the type of residential use that currently exists in the area.	

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It is important that the application is considered in the context of what is already happening locally. The nearby school, health centre, pharmacy, supermarket and mosque provide important services to the community. I am not objecting to those facilities, however they naturally attract people from outside the immediate area and can already contribute to increased traffic, parking demand and general activity on surrounding roads.

The additional impact of a 22-bedroom HMO needs to be considered on top of these existing pressures, rather than assuming that the surrounding streets have spare capacity for a development of this scale.

I would also be concerned about bins being left outside, overflowing waste, rubbish being stored on the pavement and additional disruption caused by refuse collections.

My objection is not simply to the idea of an HMO. My concern is the scale of this particular proposal.

The Council should consider the cumulative impact of the proposal, particularly the combination of parking pressure, existing traffic, congestion, noise, waste and the additional number of people living at the property.

I fully appreciate that there is a need for housing, but developments also need to be appropriate for their location and should not have an unacceptable impact on the people who already live in the area.

For these reasons, I strongly object to the proposed 22-bedroom HMO and ask the Council to refuse the application.