

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
I wish to formally OBJECT to the above planning application on the following planning grounds. The application proposal is within a designated Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. An astonishing proposal for a 22-person HMO represents a significant intensification of use that is fundamentally incompatible with the residential character of the Conservation Area. The proposal would introduce a high-turnover, transient population, undermining the settled family character that the Conservation Area designation is intended to protect. I respectfully note that planning inspectors in a significant proportion of applications have consistently upheld committee refusals on Conservation Area grounds in similar cases. My genuine fear is that the proposal would further increase the concentration of HMOs in an area that is predominantly / wholly residential in character. Research has linked high concentrations of HMOs to anti social behavior and issues with social cohesion and rise in crime. I request that the Council assess whether this application would exceed any local HMO density thresholds and whether it would contribute to the "sandwiching" of family homes between HMOs. Such over-concentration would fundamentally alter the character of the neighbourhood and conflict with local plan policies aimed at protecting community balance. Further, a development of this scale, accommodating 22 persons, will inevitably generate a significant number of vehicles. There is already inadequate on street parking capacity to absorb this additional demand. Without adequate off street parking provision, the proposal would place unacceptable pressure on on street parking, creating inconvenience and safety concerns for existing residents. This conflicts with	

creating inconvenience and safety concerns for existing residents. This conflicts with local parking policies and would harm highway safety and residential amenity.

On a personal level here, I routinely pass the road in my vehicle to attend daily prayers at a local mosque very nearby and regularly come and visit my elderly mother with my children and currently there is already significant pressure on the road to park and within the vicinity of the application location, at any given time of the day.

Additionally, A 22-person HMO will generate substantial domestic waste and recycling. The proposal fails to demonstrate that adequate bin storage is provided. Inadequate waste storage leads to bin overflow, fly tipping, and environmental degradation, particularly harmful within a Conservation Area. The intensity of use would also result in increased noise and disturbance, loss of privacy, and general nuisance to neighbouring residents contrary to policies protecting residential amenity.

Accommodating 22 people in a single dwelling raises serious concerns about overcrowding and substandard living conditions. Shared communal facilities (kitchens, bathrooms, and living spaces) are likely to be inadequate for 22 adults.

Planning officers have previously refused HMO applications where "the kitchens are of an inadequate size to serve the number of occupants" and where "cramped and substandard" conditions were identified. The proposal must demonstrate compliance with nationally described space standards which I suspect it cannot.

Converting 2 x family dwellings (C3) into a large HMO removes a valuable two family-sized homes from the local housing stock. At a time of acute housing need, the loss of such properties further reduces housing choice for families and contributes to the erosion of community balance.

To conclude, this proposal is quite honestly a misfit for the area and would only bring more harm than good and would be more suited for a couple of families moving in rather than a single occupancy lets for 22 single, very likely males to occupy the space. This quite frankly terrifies me; as my mother is very elderly and now very anxious and worried this is likely to prevent her from going outside and to remain mobile as she usually does on her regular walks within the immediate vicinity. I hope the council can see my objection and others and do the right thing; I respectfully request that planning permission be REFUSED on the above grounds. I also request that, should the Council be minded to approve this application, the matter be referred to the Planning Committee for full consideration.