



ARCHITECTS & INTERIOR DESIGNERS

Planning Statement

Project: Application for removal or variation of condition 2 following grant of planning permission 2024/90839 for erection of 7 dwellings and associated infrastructure following partial demolition of existing public house (within a Conservation Area)

Rose And Crown Inn, 132, Knowl Road, Golcar, Huddersfield, HD7 4AN

Date: April 2026

Job No. 3683

This Statement must be read in conjunction with the full planning application documents and drawings. Illustrations within this document do not take precedence over the formal application scheme drawings and are intended primarily to illustrate points made in the text.

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This Section 73 application seeks to substitute house types of the approved application 2024/90839. There were 7 dwellings approved and 7 dwellings in this application with slight variations to the approved. The variations are as follows:

1. Plot 1 (Former public house). 2 dwellings (Plots 1&2) on approved scheme to become a single dwelling more suitable to the plot size, with a two-storey rear extension added and the rear fenestration refined.

One17AD drawing 3683(0-)05 replaces Northern Design drawings 2402-03 & 04.

2. Plots 2&3 (was plots 3&4 on approved scheme) same position as approved with front entrance lobby and rear dormer added. Plot 2 parking moved adjacent (no longer across the road.)

One17AD drawing 3683(0-)06 replaces Northern Design drawing 2402-08.

3. Plots 4&5 (was plot 7 on approved scheme) building in the same position in a near exact foot print.

One17AD drawing 3683(0-)07 replaces Northern Design drawing 2402-05.

4. Plot 6 (was plot 6 on approved scheme) building in same position as approved. Entrance door moved to side with entrance canopy and front dormer added above garage. All other fenestration to remain the same.

One17AD drawing 3683(0-)08 replaces Northern Design drawing 2402-06.

5. Plot 7 (was plot 5 on approved scheme). House type to remain the same but handed to reduce overlooking of main amenity space from existing adjacent property.

One17AD drawing 3683(0-)09 replaces Northern Design drawing 2402-07.

6. The turning head is amended to allow parking in front of the Plot 6 Garage.
7. An additional Visitor parking space has been added.

One17AD Site drawing 3683(0-)10 replaces Northern Design drawing 2402-08.