

# DAWSONS

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## Godley Hill, Godley, Hyde, SK14 3BL

Dawsons are pleased to offer for sale an increasingly rare opportunity to purchase a plot of land with permission to construct a four bedroom stone built detached executive property, adjacent to Godley Hall. (Planning Permission Ref 22/00364/FUL).

For further details contact our office on 0161 338 2292

**Price £110,000**



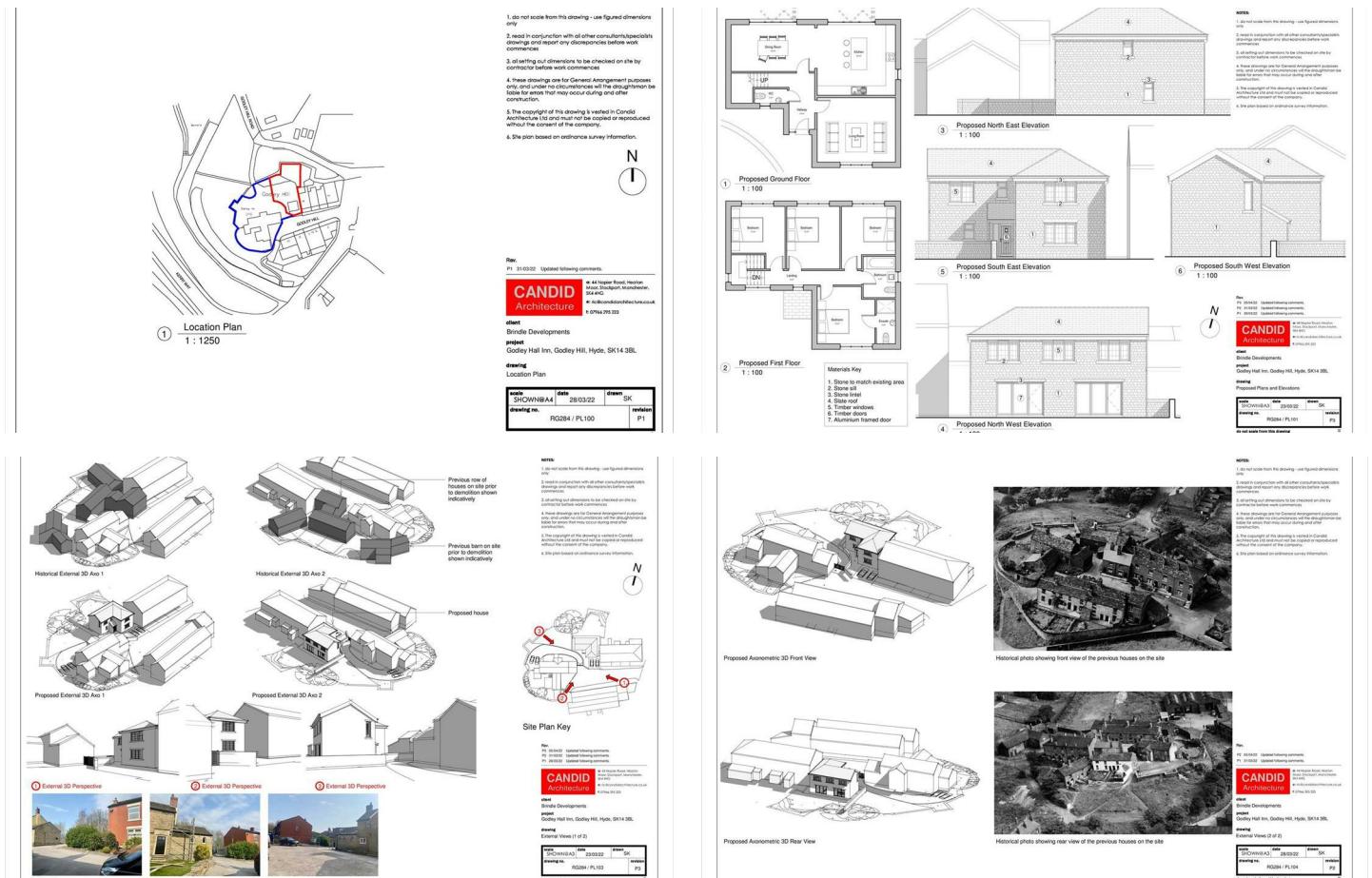
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#### Godley Hall Inn, Godley Hill, Hyde, Tameside SK14 3BL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Bardsley against the decision of Tameside Metropolitan Borough Council.
- The application Ref 22/00364/FUL, dated 6 April 2022, was refused by notice dated 6 June 2022.
- The development proposed is erection of a new build dwelling.

#### Decision

- The appeal is allowed and planning permission is granted for erection of a new build dwelling at Godley Hall Inn, Godley Hill, Hyde, Tameside SK14 3BL in accordance with the terms of the application Ref 22/00364/FUL, dated 6 April 2022, subject to the conditions set out in the schedule to this decision.

#### Preliminary Matters

- In accordance with the statutory duty set out in Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, I have given special regard to the desirability of preserving Godley Hall (former Godley Hall Inn/Public House) or its setting or any features of special architectural or historic interest which it possesses.

#### Main Issues

- The main issues are:
  - The effect of the proposed development on the character and appearance of the area having regard to the setting of Godley Hall; and
  - The effect of the proposed development on the living conditions of future occupiers

#### Outdoor Amenity Space

- The SPD stipulates that all houses should have private amenity space of a size and function suitable for its intended occupants with houses of 3 or more bedrooms being expected to have an outdoor space that reflects this. The SPD does not provide any detailed guidance as to what an adequate minimum size of outdoor private amenity space would be acceptable. The proposal would have four bedrooms and a private garden and amenity space to the rear would be provided.
- According to the submitted plans the proposed rear garden would encompass the full width of the rear elevation extending either side of it to a small degree. It would then extend back in a rectangular fashion to the existing mature tree line before tapering off at an angle in a rectangular shape with a steeper drop in gradient which progresses as it moves in that direction.
- Based on the evidence, the flat rectangular portion of the proposed rear garden would be of a similar size to the rear gardens/amenity spaces used by the occupiers of neighbouring properties. Furthermore, based on the submitted plans, I see no reason why this rectangular garden/amenity space to the rear of the proposal could not functionally be used as such. Consequently, and given that the SPD does not specify a minimum standard size, I find that the proposal would provide an adequate amount of usable private outdoor amenity space.
- As a result, I find that the proposal would not materially harm the living conditions of future occupiers having regard to the provision of outdoor amenity space. It would therefore accord with policy H10 of the UDP, Policies RD11, RD12 and RD18 of the SPD, and paragraph 130 of the Framework.

#### Other Matters

##### Area of Common Land and Public Right of Way

- The proposal would install a two storey, L-shaped dwelling within the gap between Godley Hall and the red-brick terrace. It would have a traditional stone and slate external material finish that would resemble Godley Hall and the traditional row of terraced dwellings opposite and would infill the gap between these buildings.

- According to the evidence, the historic pattern of development on the appeal site and the land around Godley Hall, including the two terraces was dense and compact, with buildings standing where the appeal site and former car park are now located.

- Given the materials to be used, the proposal's design and external material finish would reflect those of Godley Hall and the traditional terraced dwellings opposite and would not be 'modern' in its style. Indeed, the fenestration detailing would be similar to that on these more traditional styled properties.

- In terms of its scale, the proposal would not be much higher than Godley Hall and would be lower in height than the adjacent red-brick terrace which, according to the evidence, would reflect the height of the building that previously stood in the same location before it was demolished to make way for the car park. It would also project to the rear to a similar degree to the buildings that once stood there and would leave a similar L-shaped gap between the Hall and itself, similar to what was there historically.

- According to the submitted plans, the proposal would measure around 11 metres in width and be located approximately 5.8 metres away from Godley Hall. While I note the point that the proposal's width would broadly equate to the width of two of the adjacent terraced properties, it would not be wider overall than Godley Hall. The width of the proposal would also appear to be less than that of the two-storey building that once stood on the appeal site as shown on drawing no. RG284/PL104 rev P2. In addition, based on the submitted plans, the proposal's 'L' shape would also not be significantly larger than the overall cruciform shape and layout of

- The proposal would, for the reasons described above, not cause material harm to the character and appearance of the area or to the setting of Godley Hall. Moreover, as accepted by the main parties, the appeal site is located within an area suitable for housing. Furthermore, within this context the proposal would provide the benefit of a new home and there are no identified adverse impacts that would outweigh this benefit when assessed against the policies in the Development Plan and Framework as a whole.

- As a result, when considered in the round, these factors weigh in favour of the proposal and the presumption in favour of sustainable development is therefore applicable in this case.

#### Highway Safety

- Concerns have been raised by interested parties in relation to the proposal having an adverse impact on highway safety in terms of on-street car parking, vehicular movement up and down the lane and that access for emergency services vehicles would be restricted. However, I have no substantive evidence before me to support this. Indeed, the local highway authority does not raise an objection to the proposal subject to the imposition of appropriately worded conditions and based on the evidence before me I see no reason to disagree. Consequently, and being mindful of Paragraph 111 of the Framework, I see no reason why the proposal should be refused. I therefore afford this matter little weight.

#### Objections by interested parties

- Interested parties have raised concerns relating to several matters including: drainage, bin storage, vandalism, anti-social behaviour, health and wellbeing, loss of light and the loss of a children's play space. However, I have no substantive evidence before me to suggest that the proposal would cause unacceptable harm in relation to these matters and as a result afford them little weight.

## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.