



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Application Type: FULL

Applicant:

RJB Physiotherapy 257 Bank Leek Road, Endon,
Staffordshire, ST9 9HQ

Officer: Tracey Lunn

Our Reference: SMD20250369

District Reference: SMD/2025/0369

Date Received: 14-Aug-2025

Date Responded: 02-Sep-2025

Particulars of Development:

Proposed single storey rear extension forming rehabilitation gym

Location of Development:

257 Bank Leek Road, Endon

Recommendation Summary: Acceptance

Site Visit Conducted on: 02-Sep-2025

Personal Injury Collisions;

Current records show that there were no personal injury collisions (PIC) on Leek Road or Hillside Avenue within 50 metres of the property between 31/12/2020 and 30/12/2023.

Background;

The property is located on Leek Road (Road No. A53) an A classified road and Hillside Avenue (Road No. D1229) an unclassified road, both roads are subject to a 30mph speed limit and benefit from streetlights and footways. Leek Road is a primary route from Stoke on Trent and Leek and Hillside Avenue serves a residential housing estate and school.

There is a prohibition of waiting at any time restriction on both sides of Hillside Road at the junction with Leek Road, a prohibition of waiting Monday-Friday 8.30 – 9.00am and 3 – 4pm runs along both sides of Hillside Road until its junction with Highview Road.

Description of Proposal;

Proposed single storey rear extension forming rehabilitation gym.

Comment;

The proposal is to construct a ground floor extension to the rear of the property that will provide a rehabilitation gym. The extension is to be constructed in an area of land that is currently hardstanding with a perimeter wall and railings. Beyond the perimeter wall there is a hardstanding providing off-highway parking for approximately 6 vehicles (2.4m x 4.8m) each space. The parking area is served by an existing vehicle access crossing.

The current off-highway parking provision will not be affected by the rear extension.

The proposal is considered not to have a detrimental impact on the adopted highway. I therefore have no objection (application number SMD/2025/0369).

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority