

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 10 September 2025 15:22:04

Application Reference No. : SMD/2025/0369

Site Address: Bank 257 Leek Road Endon Staffordshire ST9 9HQ Stoke On Trent

Comments by: Endon with Stanley Parish Council

From:

1B Station Buildings
Station Site, Station Road
Endon
Stoke on Trent
ST9 9DR

Submission: Neither

Comments: SMD/2025/0369 - The application sits within the Endon Village Conservation Zone so needs to be considered with this mind. The design submitted is more functional than architectural to provide a rehabilitation gym for the physiotherapy business that operates from within. The short section of tiled pitched roof extends around the extension before returning to a central flat roof which allows the height of the proposal to be kept below the first floor windows. The thin and long windows to the extension are set high level and of obscure glazing to limit the ability to view into the physio room. Neither of these features reflect the character of the existing building. It may be argued that the design does not best conserve and enhance the historic environment as the National Planning Policy advises new construction in the conservation area should do, but No.257 is not in itself listed or referenced as having any historic or architectural interest and sitting on the edge of the conservation it is considered by the applicants agent that the impact is minimal due to the dominance of the adjacent more modern housing. The flat roof will be very visible due to the sites levels and options for a more in keeping roof construction could be explored with the Local Planning Authority. In all while some aspects of the design are questionable the concept works and supports the existing business.

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