

DELEGATED DECISION REPORT

SMD/2025/0369
Valid 12/08/2025

BANK 257 LEEK ROAD
ENDON

PROPOSED SINGLE STOREY
REAR EXTENSION FORMING
REHABILITATION GYM

(FULL - MINOR)

MAIN ISSUES

- Impact on the Character and Appearance of the Area and the significance of the Conservation Area

DESCRIPTION OF SITE

The property is a detached 2 storey red brick building within the village of Endon. It lies on the junction of Leek Road and Hillside Avenue. The building dates from the 19th century and provides, what was, the original entrance lodge to the landscaped park at Endon Bank (where Endon Hall Primary School is now situated). The park was established between 1836 and 1880 and was cleared for housing in circa 1915. It is now surrounded by late 20th century housing development.

The building is not listed, and it is not referred to as a building of significance in the conservation area appraisal for Endon. However, the conservation area boundary at its furthest point to the southwest, specifically and deliberately goes around and includes this building and it is of obvious age and ornate architectural appointment.

The premises have a car park to the rear, accessed direct from Hillside Avenue. This lies beyond an enclosed courtyard area to the rear of the building.

The building has attractive and architecturally well-appointed elevations to both front and rear. The front, facing the pavement and Leek Road to the southeast, and rear, facing across a small parking area toward Hillside Avenue to the northwest, are prominent and exposed to public vantage. At the rear a small patio is enclosed by a brick retaining wall, that supports the higher ground level of the car park, and metal railings.

The existing property may well have been built as a park lodge house but has more recently, apparently, been used to provide offices. A permission, granted in 2002, to reuse the building as a dwelling may not have been implemented.

PROPOSAL

The applicant intends to use the ground floor premises as a physiotherapy centre.

The application contends that planning permission is not required for this use of the existing building as the existing and proposed use both constitute Class E commercial, business and offices services of the Town and Country (Use Classes) Order 2015 (as amended).

The plans are for a single storey rear extension to provide a gym for injury rehabilitation by physiotherapy patients.

The extension would extend from the existing rear elevation and extend the full width of the property. A flat roof is proposed hidden behind sections of false hipped pitch roof which would extend around all 3 sides of the extension. A high-level slot window, for privacy of users of the gym, is proposed for all the elevations. The northeast elevation to Hillside Avenue would also include an entrance door, conveniently sited for patients walking from the rear parking area.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Village Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
E1 New Employment Development
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

02/00672/FUL Change of use of office to single dwelling. APPROVED.

CONSULTATIONS

Publicity

Neighbour consultation period ends: 4th Sep 2025
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Endon with Stanley PC: Neither Object nor Support. 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. The flat roof will be very visible due to the site's 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.

Staffordshire County Council Highways

Acceptance.

Site Visit Conducted on 02-Sep-2025

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).

OFFICER COMMENTS

Principle of Development

The building is located within a 'larger village', as defined in the Local Plan. Here, Local Plan strategy policy SS8 applies. These settlements shall retain and enhance their role as rural service centres, provide for employment needs of a scale and type appropriate to each settlement having regard to infrastructure capacity and character. To be achieved by enabling appropriate development which supports and increases the range and quality of community facilities available to the rural areas; while ensuring that new development reflects and enhances each village's special character and heritage.

This means that generally the policy does provide support for a proposal to provide and enhance medical services in the village, such as physiotherapy, but that such development should, through appropriate design reflect and enhance the character and heritage of the village/area.

Design and Impact on Character and Appearance

SMDC Local Plan Policy DC1 requires all development to be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character of the area in line with the Council's Design Guide SPD. In particular, new development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance.

The existing building has an exposed and prominent rear elevation that is apparent from public vantage. The rear elevation presents architectural detailing that is of obvious age and an attractive quality that makes a positive contribution to the character and appearance of the area and local distinctiveness. The elevation includes well proportioned and positioned window arrangement, stone lintels, deep verges, decorative soffits, decorative render and cladding section, brick dental course, and a well-balanced arrangement of gables on a T-shape footprint.



The proposed addition would, in design terms, prioritise size and function over its appearance and relationship with the host dwelling. The addition would square out the building's footprint at ground floor level, to the detriment of the building's existing arrangement of shape, with a large flat roof addition that would be bereft of architectural detailing and appointment. The addition would dominate the rear elevation and conceal the architectural detailing of the building's rear elevation at ground floor with an overly prominent and poorly related extension. The dominance and prominence of the addition would be exacerbated by a mass heavy, dummy hipped roof to the edge of the flat roof that would be at odds with the roof arrangement of the existing building.

The addition, therefore, which would be at odds with the open character of the street scene to the rear of the building, it would be a prominent and dominant functional building that would be at odds with and detrimental to the rhythm, architectural arrangement, and character of the area and street scene. By virtue of the height, massing, design and siting of the addition relative to the host dwelling, the development would appear unduly prominent, over dominant and disproportionate in scale. This application is therefore considered contrary to Local Plan policy DC1.

Impact on Conservation Area

The lodge building is located to the extreme southwestern end of the conservation area, deliberately included inside the boundary which specifically extends around the property. Although the building is surrounded by late 20th century housing to the southwest and north, from the southwest the building is seen in association and context with the early 19th century, grade II listed Plough Inn and open views along Church Lane up toward Endon Bank – an arrangement that would have been faithful and original to the 19th Century parkland landscape. While, the Lodge is not mentioned as a building of significance in the appraisal, the building clearly has value and merit in these regards.



Although, the proposed addition would not be directly apparent in views from the southwest, it would affect the appearance of its southwest facing side elevation and overall degrade the presence, historic character and arrangement of the building and, for the purposes of the NPPF, there would be harm to the significance of the Conservation Area that would be 'less than substantial'. The harm would not be outweighed by public benefit.

There would be conflict with policy DC2 of the SMDC Local Plan and the NPPF.

Impact on residential amenity

It is apparent that the brick side wall of the addition would be built up to the shared garden boundary with the adjacent dwelling The Laurels 255 Leek Road. The side wall would flank the neighbour's garden and the rear outlook from the neighbour's nearest adjacent window. The side wall of the addition would obstruct and breach a 45 degree horizontal sight line from the centre of the neighbour's window and flank the window within unacceptable proximity. This would result in a breach of the Council's Space About Dwelling Standard (SPG), result in an unacceptable detriment to the neighbour's amenity and living conditions, and cause conflict with policy DC1 of the SMDC Local Plan.

CONCLUSION / PLANNING BALANCE

Development to enlarge and alter a 19th Century entrance lodge within the Conservation Area and a prominent position central to the village, that because of its size, positioning, height and functional appearance would be harmful to local distinctiveness and the character and appearance of the area. There would be less than substantial harm to the significance of the conservation area that would not be outweighed by public benefit.

The side wall of the addition would have an unacceptable impact on the amenity and living conditions at 255 Leek Road by reason of loss of outlook, overshadowing, and an overbearing impact on the boundary.

There would be conflict with Local Plan Policies SS8, DC1, DC2 the Design Guide SPD, and the terms of the NPPF.

OFFICER RECOMMENDATION: REFUSE

Case Officer: Ben Hurst

Recommendation Date:

X



Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council