

DELEGATED DECISION REPORT

SMD/2025/0454
Valid 21/10/2025

257 BANK 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.

Endon Conservation Area was designated for its medieval origins, sporadic layout of buildings, two distinctive areas of agricultural buildings and residential buildings to the northern and southern parts, retention of 17th to 19th century buildings and overriding vernacular impression of buildings, with some polite architectural influence in grander and even in some of the more modest scale buildings. Typically, buildings are constructed in red brick and stone walling with blue tiled roofs.

257 Bank Leek Road is constructed in red brick walling with half-timbering and large oversailing eaves and decorative verge boards. The building is visible on late-19th century mapping (see Fig.1), possibly in connection with a large house (possibly Bank House). Its prominence on the street and its architectural detailing make a positive contribution to the character and appearance of the area.

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 much the elevations width. Twin full pitch tiled roofs would connect centrally with a valley gutter.

This is a repeat application, a second attempt, following the refusal of SMD/2025/0369 – refused because it would have been a prominent addition that would have related poorly to the original building; and, the side wall of the addition would have been in close proximity to shared boundary flanking the neighbour's rear outlook.

This application is for an amended scheme that has not been invited or encouraged. It differs in the following regards:

- Twin full pitched roof arrangement instead of a flat roof hidden behind sections of false hipped pitch;
- Stepped in 1m from the side of the building, further from shared boundary; and,
- Two traditional rear facing square windows replace a high-level slot window.

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.
SMD/2025/0369 single storey rear extension forming rehabilitation gym. REFUSED.
SMD/2025/0369 Proposed single storey rear extension forming rehabilitation gym. REFUSED.

CONSULTATIONS

Publicity

Site Notice expiry date: 21/11/2025

Neighbour consultation period ends: 21/11/2025

Press Advert: N/A

Public Comments

One comment received. Only concern is that the extension should not occupy any of the parking space that should remain available for clients.

Town / Parish Comments

Endon and Stanley PC: Not object. Current proposal is an improvement on the previous scheme, more in keeping and has been moved 2m from the shared boundary.

Conservation Officer

The proposal is a resubmission for a single-storey extension which was previously refused (ref: SMD/2025/0369). The previous design involved a hipped roof design, whereas the amended design in the current proposal involves a M-shaped dual pitched extension. The extension would be constructed in red brick walling and clay roof tiles.

It is considered that the proposed M-shaped roof would not be sympathetic to the architectural interest of the principal building nor the character and appearance of the surrounding built heritage. The form, design and angle of the roofslopes would not relate to the building's architectural design. The extension would be awkwardly positioned to overlap the T-shape footprint of the original lodge house and its unsympathetic roof form would visually distract from the building's appearance. Whilst the extension would only be 1-storey, it would still be quite a visually jarring addition and would cause minor-moderate level of harm to the overall character and appearance of the Conservation Area.

Traditional materials, including brickwork walling and clay roof tiles, are proposed for the external facing materials. However, it is considered that this would not overcome the issues arising from the visual harm caused by the form and design of the extension.

In summary, the proposal would result in minor-moderate level of harm to the character and appearance of the Conservation Area. This would fail to satisfy the provisions of s.72 of the Act. With reference to the planning policies, this would be 'less than substantial harm' to the designated heritage asset (par.215 of NPPF and policy DC2 of the local development framework). There would be no heritage-related public benefits which would arise from the proposal which would balance or outweigh this level of harm. There does not appear to be clear and convincing justification for the level of harm (par.213 of NPPF). Therefore, we object to the proposal from a conservation perspective and recommend it is refused.

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 attempt to go some way to 'squaring out' the building's footprint at ground floor level, to the detriment of the building's existing arrangement of shape.

The dual or twin roof pitches would have wide shallow profiles when compared to the roof of the main building, which has tall steep pitches and slim gables, and would not relate well to the form and character of the existing building.

Although attempts have been made to step the addition in at each side, overall, it would still dominate the rear elevation, span much of its width and conceal the architectural detailing of the building's rear elevation at ground floor with an overly prominent and poorly related extension.

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.

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Impact on the Conservation Area

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, including the economic and employment benefits of a new business and provision of a new facility for use by the local community. There would be conflict with policy DC2 of the SMDC Local Plan and the NPPF.

Impact on residential amenity

With this proposal the side wall of the addition would be stepped in 1m from the side of the building and some 2.5m from 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. Which on further investigation, a conservation with the neighbour, the occupant would describe as a window to their third bedroom. The neighbour confirms, verbally during conversation, that they are not concerned by the proposal.

A window serving a third bedroom, would not be a 'principal window' as defined by the Council's Space About Dwellings guidance and therefore is not afforded the same protections in terms of outlook and daylight and proximity from proposed development.

By stepping the side wall of the addition in from the boundary and identifying the neighbour's nearest adjacent window as a 'non principal' window, the concerns about the neighbour's outlook and living conditions can be set aside.

The development would not result in a breach of the Council's Space About Dwelling Standard (SPG), not result in an unacceptable detriment to the neighbour's amenity and living conditions, and there would be no conflict with policy DC1 of the SMDC Local Plan.

Highway Safety

The proposed development would be confined to the dropped yard area to the rear of the building. It would not obstruct or occupy any of the existing parking spaces in the car park at the rear.

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.

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: Ben Haywood

On behalf of Staffordshire Moorlands District Council