

DELEGATED DECISION REPORT

SMD/2026/0079
Valid 25/02/2026

257 BANK LEEK ROAD
ENDON

**PROPOSED SINGLE STOREY
REAR EXTENSION TO FORM
REHABILITATION GYM FOR
THE PHYSIOTHERAPY
BUSINESS**

(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 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.

This is a repeat application for an extension at the rear of the property. Previous proposals (ref: SMD/2025/0369 & SMD/2025/0454) would have introduced a boxy addition that would have had a flat roof hidden behind sections of false hipped pitch and had high level slot roof windows; and then, a proposal to involve an M-shaped dual pitched extension.

The previous application was refused because the proposal would because of its size, positioning, height and functional appearance would be harmful to local distinctiveness and the character and appearance of the area and there would be less than substantial harm to the significance of the conservation area.

This application seeks to address those concerns.

Like the previous schemes, the proposed addition would be single storey and remain within the confines of the walled yard at the rear of the building that sits behind the retaining wall and below the level of the car park at the rear.

However, rather than attempting to add a simple box shape to the rear of the building where roof arrangements were considered as secondary elements of the design and struggled to make positive or complimentary connection with the existing building, the revised proposal would take a bolder and more commanding approach.

The revised proposal is to make an addition that would follow a broad T shape footprint and arrangement. This would allow the addition to present two strong gables beneath steep full pitched roofs, one facing northwest from the rear elevation and the other facing southwest from the side elevation. The rear facing gable would sit beneath and reflect the pitch and proportions of the existing first storey gable above and make strong presentation to the rear.

The gable to the side elevation would sit adjacent to and match the proportions of the building's existing side gable - again, making for strong presentation to one of the buildings exposed and prominent elevations. A small linking flat roof section that would sit between the two gables would be recessed and largely concealed, particularly from the roadside, by the dominance of the full pitch roofs either side.

The extension would also be constructed in red brick walling with clay roof tile to match the building

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
C2 Community Facility
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 Proposed single storey rear extension. REFUSED.
SMD/2025/0454 Proposed single storey rear extension. REFUSED.

CONSULTATIONS

Publicity

Site Notice expiry date: 23rd April 2026
Neighbour consultation period ends: 23rd April 2026
Press Advert: N/A

Public Comments

165 Comments in support have been received. The following points are raised:

- Would provide a facility to benefit the local community
- There are no other facilities within the village or available locally
- Facility would reduce the need for local people to travel to other facilities outside of the village
- Of particular benefit to the village demographic
- Support the health and wellbeing of the community
- It is sometimes difficult to park and necessary to climb stairs to visit the applicant's existing consultancy, the proposed facility would be provided with dedicate parking and at ground floor level

- Would allow the expansion of a local business
- The extension would be to the rear and not affect the appearance of the front

Town / Parish Comments

Endon and Stanley PC: Support.

The proposed design aims to balance a compliant sympathetic approach which is subservient to the original property alongside the requirements in delivering a facility that caters for the needs of the Physiotherapy business, its clients, enhancing the facilities offered by this important facility to the within the village.

To assist in minimising impact, the extension to form the physio rehabilitation unit is set away from the shared boundary with the Lodges extension's footprint recessed further to minimise any increased impact on its sight lines from the nearest residential window

Ward Cllr Joe Porter

I wish to express my strong support for this application submitted on behalf of RJB Physiotherapy Ltd. The business provides a valuable and well-used community facility for residents of Endon and the surrounding areas. Approval of this proposal would enable the practice to expand its services and enhance the physiotherapy provision available to the local community.

I would also like to note the positive and proactive approach taken by the applicant prior to the submission of this application. The applicant has taken time to carefully consider the views of the wider community, engaging with a number of local residents and seeking to understand and respond to any concerns at an early stage. They also attended one of our team's regular councillors' surgeries to discuss their proposals in advance of submission.

This cooperative and transparent approach to community engagement is most welcome and demonstrates a genuine commitment to working constructively with local residents and stakeholders.

In planning terms, the proposal therefore represents a proportionate and well-designed form of development that responds positively to both the site constraints and the surrounding conservation area context. The design approach ensures that the extension remains clearly subordinate to the host building while preserving the character and appearance of the conservation area.

In conclusion, I fully support this application. The proposal represents a thoughtful and policy-compliant scheme that will secure the long-term use of the Lodge for an important community-based healthcare service. By enabling the continued growth of the physiotherapy practice, the development will deliver meaningful social and economic benefits to the village while ensuring that the architectural character and conservation area setting are appropriately respected.

Staffordshire County Council Highways

Acceptance

Site Visit Carried Out on 02/09/2025

The property is located on the junction of 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 Avenue 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 Avenue until its junction with Highview Road.

The proposal is to construct a ground floor extension to the rear of the property to create a rehabilitation gym. The extension is to be constructed in an area of land that is currently laid as 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 off Hillside Avenue.

The proposal is considered not to have a detrimental impact on the adopted highway. I therefore have no objection (application number SMD/2026/0079).

SMDC Conservation Officer

No objection.

The amended design would respond better the existing form and design of the principal building than the previous submitted designs. The extension would also be constructed in red brick walling with clay roof tile to match the building and be sympathetic to the surrounding built heritage.

There would be some modern vertical windows in the elevations of the extension, but it is considered these would be quite a subtle visual distinction between the old and new parts of the building without distracting from the interest of the principal building. It is noted that the application form mentions these windows and doors would be aluminium anthracite grey, it would be suggested that these are black instead (although details could be agreed via condition).

Part of the extension would be flat roofed, but this would be hidden from public vantage points and would not affect the visual appreciation of the building or Conservation Area.

Overall, the proposed extension would unlikely harm the character and appearance of the Conservation Area.

In summary, the proposal would not harm the character and appearance of the Conservation Area and its special interest would be preserved. This would satisfy the provisions of s.72 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. There are no objections to the proposal from a conservation perspective.

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 strong gables beneath steep full pitched roofs. The existing building presents strong gables to the northwest from the rear and the southwest from the side.

The bold and commanding approach of the revised proposal would ultimately deliver merits in terms of its relationship to the host building. While the addition would have greater mass and height and conceal more of the existing rear elevations, the greater roof and ridge height would provide gable shapes and pitches that would sit beneath and reflect the proportions and pitch of the building's existing gables. The proposed addition would be single storey and retain an acceptable degree of subordination.

The proposed addition would relate well to the character and overall presentation of the existing building and in these regards it would not be at odds with, or detrimental to the rhythm, architectural arrangement, and character of the area and street scene. It would instead make a positive contribution that would enhance and provide community facility and service.

By virtue of a revised arrangement of shape and improved roof design the development would relate well to the host building and would not be harmful to the character and appearance of the area. This application therefore would not conflict with Local Plan policy DC1 or the SMDC Design Guide.

Impact on Conservation Area

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving or enhancing the character and appearance of the Conservation Area (s.72).

National Planning Policy Framework (NPPF) 2024

In determining applications, local authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, the desirability of new development making a positive contribution to local character and distinctiveness (par.210).

Local Development Framework

Consideration should also be given to the following documents and local development framework policies:

- Staffordshire Moorlands Local Plan (Adopted 2020) – DC2 The Historic Environment

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.

With this revised and amended scheme the proposal has addressed and resolved the minor-moderate level of harm that had been identified by the Council's Conservation Officer in respect of the previous application proposal.

The amended design would respond better the existing form and design of the principal building than the previous submitted designs. The extension would also be constructed in red brick walling with clay roof tile to match the building and be sympathetic to the surrounding built heritage.

There would be some modern vertical windows in the elevations of the extension, but it is considered these would be quite a subtle visual distinction between the old and new parts of the building without distracting from the interest of the principal building. It is noted that the application form mentions these windows and doors would be aluminium anthracite grey, it would be suggested that these are black instead (although details could be agreed via condition).

Part of the extension would be flat roofed, but this would be hidden from public vantage points and would not affect the visual appreciation of the building or Conservation Area.

Overall, the proposed extension would unlikely harm the character and appearance of the Conservation Area. There would be no conflict with policy DC2 of the SMDC Local Plan and the NPPF.

Impact on residential amenity

Local Plan Policy DC1 requires that development protects the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution.

The Council has Space About Dwellings standards that provides guidance and tools to assist judgements in those regards.

The side wall of the proposed extension would flank a boundary that is shared with a residential neighbour (The Laurels 255 Leek Road) to the front of the dwelling's principal elevation.

With this proposal the side wall of the addition would take a stepped alignment. Where it would be closest to the rear of the existing building the wall would be stepped in from the building's side wall by almost 1m and some 2.5m from the shared boundary. From a point 2.5m from the rear of the existing building, the side wall of the proposed extension would then step out to a position that is closer, some 1.5m, from the shared boundary. The stepped in section of the side wall would have a flat roof while the section closest to the boundary would have a large gable beneath full pitch roof.

The extensions side wall would, at its closest, be 5.3m from the centre of the neighbour's nearest adjacent front facing window. At its furthest, where the wall steps in, the side wall would be 6.3m from the centre of that adjacent window.

That adjacent window has been described by the occupier as a third bedroom window (a conversation on site with the planning officer). The neighbour has not objected to the application 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, the standards set out in that guidance are not directly or explicitly applicable to the window.

Nevertheless, the applicant's block/site plans show a plotted 45-degree line of sight from the centre of that window towards the position of the proposed extensions side wall. The sight line would pass and run beyond the far corner, before the wall steps in, of the part of the side wall that would be closest to the window. The sight line would continue, unobstructed, and end at the point where the side wall is stepped in and has a lower flat roof profile at a distance of 8.6m from the centre of the window.

Overall, the development would not result in a direct or explicit breach of the Council's Space About Dwelling Standard (SPG), and not result in an unacceptable detriment to the neighbour's amenity and living conditions. 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.

Ecology and Biodiversity

The Environment Act (2021) places a legal requirement on all development, unless otherwise exempt, to compensate for impacts on and loss of biodiversity habitats with the delivery of a 10% net gain on site or, where this cannot be achieved, off site, which can include the purchasing credits from a registered habitat bank.

Paragraph 187 of the NPPF states that policies and decisions should minimise impacts on biodiversity and that development should mitigate or compensate for the loss of habitat whilst delivering enhancement and net gain in habitat.

The applicant claims exemption from the BNG legislation under the terms of the de minimis criteria – the development would impact on less than 25sqm of biodiversity habitat. Although the building would be larger than 25sqm, it would only occupy existing bound tarmac hardstanding that provides a walled yard at the rear of the property. The development would not have an impact on biodiversity.

CONCLUSION / PLANNING BALANCE

A development proposal to provide a community facility and medical practice for which there is considerable community support.

With the revisions advanced by this repeat application, the proposed enlargement and alterations would relate well to form and character of the existing 19th Century lodge and there would be no harm to the Conservation Area.

The development would not have an unacceptable impact on the living conditions and amenities of the adjacent neighbour.

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

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 24th April 2026

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council