

Report to Planning Committee

23 July 2025

Application reference	DC/25/70667
Application address	4 Londonderry Lane, Smethwick, B67 7EY
Application description	Proposed single storey side/rear extension.
Application received	27 May 2025
Ward	Smethwick
Contact officer	Lucinda McKee lucinda_mckee@sandwell.gov.uk

1. Recommendations

That planning permission is granted subject to the following conditions relating to:

- i) External materials, and
- ii) Provision and retention of parking.
- iii) The existing dropped kerb to be extended.

2. Reasons for Recommendations

- 2.1 The extension would cause no significant harm to the amenity of surrounding residents and the design would be proportionate in scale to the existing property and assimilate into the surrounding area.

3. How does this deliver objectives of the Council Plan?

Living in Sandwell	Increasing housing opportunities and options for residents.
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4. Context

- 4.1 The application is being reported to Planning Committee as the applicant is an Elected Member of Sandwell MBC.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[4 Londonderry Lane, Smethwick](#)

5. Key Considerations

- 5.1 The site is not allocated in the development plan.
- 5.2 Material planning considerations (MPCs) are matters that can and should be taken into account when making planning decisions. By law, planning decisions should be made in accordance with the development plan unless MPCs indicate otherwise. This means that if enough MPCs weigh in favour of a development, it should be approved even if it conflicts with a local planning policy.
- 5.3 The material planning considerations which are relevant to this application are:
- Government policy (NPPF);
 - Amenity – overlooking/loss of privacy, loss of light and/or outlook and overshadowing;
 - Design – appearance and materials, layout and density of the building and wider visual amenity.
 - Highways considerations – parking.

6. The Application Site

- 6.1 The application property is a semi-detached dwelling situated on the north-eastern side of Londonderry Lane, Smethwick near to the junctions of The Uplands, Broomfield and Londonderry Grove. The character of the surrounding area is predominantly residential in nature; however, sites directly opposite the application property are occupied by Gurdwara Akal Bunga Sahib, Smethwick Cricket Club, and the former Harry Mitchell Leisure Centre.

7. Planning History

- 7.1 A permitted development right application (PDR) was submitted in 2024 for a single storey rear extension measuring 4.32 metres in length and 2.92 metres in height. As no objections were received to this application, it was determined that prior approval was not required and the proposal was permitted development.
- 7.2 Relevant planning applications are as follows:

PD/24/02804	Proposed single storey rear extension measuring: 4.32m L x 2.92m H (2.92m to eaves)	Prior approval not required - 20.11.2024
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8. Application Details

- 8.1 The applicant proposes a single storey side/rear extension. The existing attached garage would be demolished, and the proposed extension would measure 11.2 metres (L) by 2.7 metres (W). A flat roof is proposed to the rear/side with an overall height of 2.9 metres and a dual pitched roof to the front/side measuring 3.5 metres maximum height to pitch (2.7 metres to the eaves). The proposed ground floor extension would provide a study, wc, and utility. There would be no increase in the number of bedrooms (three). The proposal removes the existing garage parking space, however, two off street spaces are proposed to the front of the property.

- 8.2 The proposed single storey side/rear extension would attach to the permitted development element approved under PD/24/02804. A site visit was undertaken on 10 June 2025, and the single storey rear extension was substantially complete with the external walls and roof structure erected.



Fig 1 - Rear elevation showing PD/24/02804 (Proposed single storey rear extension measuring: 4.32m L x 2.92m H (2.92m to eaves)).

9. Publicity

- 9.1 The application has been publicised by three neighbour notification letters. No objections have been received.

10. Consultee responses

10.1 Highways

Highways requested two off-street parking spaces to be provided, in accordance with the requirements of the Revised Residential Design Guide 2014 SPD. On-street parking would not be acceptable due to the proximity of the junction opposite. A condition is requested for the existing dropped kerb to the front of the property to be extended to enable access to both spaces.

11. National Planning Policy Framework (NPPF)

- 11.1 The NPPF sets out government's planning policies for England and how these are expected to be applied. Of relevance to this application, the framework refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts.
- 11.2 I am of the opinion that the scheme is of a good design and would assimilate into the overall form and layout of the site's surroundings; in accordance with the design principles of the NPPF.

12. Development Plan Policy

- 12.1 The following policies of the council's development plan are relevant:

Black Country Core Strategy (BCCS)

ENV3 – Design Quality

Site Allocations and Delivery Development Plan Document – (SADD)

SAD EOS 9 - Urban Design Principles

- 12.2 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The proposed layout and design are considered to be acceptable in terms of its massing and scale in relation to the property and the surrounding area.

13. Material Considerations

- 13.1 National and local planning policy considerations have been referred to above in Sections 11 and 12. With regards to the other material considerations, these are highlighted below:

13.2 Amenity

The extension would be of a sufficient distance from neighbouring properties as to raise no significant concerns in respect of the impact of the proposal on light, outlook and privacy.

13.3 Design

The development would be proportionate in massing and scale to the existing house.

13.4 Parking

Highways required two off-street parking spaces to be provided in accordance with council design guidance. Two off-street spaces have now been shown on plan to the front of the property using permeable materials. They also requested for the existing dropped kerb to the front of the property to be extended to enable access to both proposed spaces. The driveway would be permitted development and is not for consideration by members.

A condition is recommended for parking provision and retention, 'The development shall not be occupied or brought into use until the space shown on the submitted plan for the parking and manoeuvring of vehicles has been provided. When provided the space for the parking and manoeuvring of vehicles shall be thereafter retained', and also for the existing dropped kerb to be extended before the development is brought into use.

14. Conclusion and planning balance

- 14.1 All decisions on planning applications should be based on an objective balancing exercise. This is known as applying the 'planning balance'. To summarise: the proposal should be approved unless any adverse impacts of granting the permission would significantly and demonstrably outweigh the benefits when assessed against development plan policies or, where those policies are out of date, the NPPF as a whole. Where

national policy takes precedence over the development plan, this has been highlighted in paragraph 11 (National Planning Policy Framework).

- 14.2 On balance the proposal accords with the provisions of relevant development plan policies and there are no significant material considerations which warrant refusal that could not be controlled by conditions.

15. Alternative Options

- 15.1 Refusal of the application is an option if there are material planning reasons for doing so. In my opinion the proposal is compliant with relevant policies and there are no material considerations that would justify refusal.

16. Implications

Resources:	There are no direct implications in terms of the Council's strategic resources. If the Planning Inspectorate overturns the Committee's decision and grants consent, the Council may be required to pay the costs of such an appeal, for which there is no designated budget.
Legal and Governance:	The Planning Committee has delegated powers to determine planning applications within current Council policy. Section 78 of the Town and Country Planning Act 1990 gives applicants a right to appeal when they disagree with the local authority's decision on their application, or where the local authority has failed to determine the application within the statutory timeframe
Risk:	There are no risks associated with this report.
Equality:	There are no equality implications associated with this report.
Health and Wellbeing:	There are no health and wellbeing implications associated with this report.
Social Value	There are no implications linked to social value with this report.

Corporate Parenting	None.
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17. Appendices

17.1 Plans for consideration

- Context plan
- 2024/35-04 Rev B – Site location & block plan
- 2024/35-03 – Existing & proposed ground floor and elevations plan