

Council/Committee:	Planning Committee
Date of Meeting	10 June 2026
Application Reference	DC/26/71394
Application Description	Proposed two storey rear and single storey rear extensions, front porch and outbuilding in rear garden.
Application Received	26 January 2026
Application Address	26 Edmonds Road Oldbury B68 9AS
Report Author	Karamrhys Clair karamrhys_clair@sandwell.gov.uk
Lead Officer	Tammy Stokes
Ward	Bristnall
Appendices (if any)	<ol style="list-style-type: none"> 1. Location Plan – 1 2. Site/Block plan - 2 REV B (22.03.26) 3. Proposed Ground Floor Plan – 4 REV A (22.03.26) 4. Proposed First Floor Plan – 5 REV B (22.03.26) 5. Proposed Elevations – 6 REV A (22.03.26) 6. Proposed Outbuilding Plans – 7 7. Parking Plan – 8 (to be submitted prior to determination)

1. Application Summary

- 1.1 The application is being reported to Planning Committee because 5 material planning objections have been received.
- 1.2 To assist members with site context, a link to Google Maps is provided below:

[26 Edmonds Road, Oldbury](#)

2. Recommendations

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

- i) External materials;
- ii) Render;
- iii) Obscured glazing;
- iv) No additional windows inserted into south facing elevation of extensions and side/rear elevations of proposed outbuilding;
- v) Outbuilding (ancillary);
- vi) Permeable parking (prior to occupation)

3. Reasons for the recommendation and conditions

The proposed development would be acceptable because the design and scale are appropriate to the host dwelling and surrounding area in accordance with design policies BCCS ENV3 and SAD EOS9 and does not cause harm to the character and appearance of the host dwelling or street scene, has no significant impact on amenity of occupiers within neighbouring properties or considered detrimental to highway safety.

4. Key Considerations

- 4.1 The site is not allocated in the development plan.
- 4.2 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.
- 4.3 The material planning considerations which are relevant to this application are:
 - Government policy (NPPF);
 - Planning history
 - Design and appearance
 - Amenity concerns – overlooking/loss of privacy, loss of light and/or outlook and overshadowing, noise and disturbance, cooking smells and odours,
 - Highways considerations - traffic generation, access, highway safety, parking and servicing;

5. The Application Site

- 5.1 The application property is a two-bed semi-detached red-brick and rendered residential property, located on the west side of Edmonds Road, Oldbury. The layout of the semi-detached dwellings is served by off-street parking as per the original layout of the estate. The character of the surrounding area is residential in nature. To note, the host dwelling also has a box dormer extension to the rear in line with permitted development.

5.2 Planning History

Planning permission was granted subject to conditions for a proposed single storey front extension with porch, single and two storey rear extensions and a detached outbuilding to rear. To note, the application before this Committee (DC/26/71394) is an identical scheme albeit with the outbuilding to the rear being reduced in height from 3.5m high to 3.0m high and the front porch extension amended to fit with the character and appearance of the original dwelling and neighbouring semi (i.e. reduced massing and scale across the frontage to retain and sympathise with the building line of the distinctive original protruding gable wall feature attached to both semis). A full list of the planning history is provided below:

DC/17/61170	Proposed single storey front extension with porch, single and two storey rear extensions, and a detached outbuilding to rear.	Grant permission subject to conditions. 09.01.2018
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6. Application Details

- 6.1 The application is seeking approval for a proposed two storey rear and single storey front/rear extensions, front porch and outbuilding in rear garden.
- 6.2 The design of the two storey rear extension will be c. 2.80m deep x 2.63m wide from the original rear elevation towards the southern side elevation and set down from the original ridge height of the main roof by 2.3m respectively. The single storey rear extension will measure c. 5.0m deep across the entire original rear elevation and will protrude to the side at an additional width of c. 2.1m respectively. The front porch (amended) measures 1.40m deep x 1.85m wide with a gabled roof in line with the existing canopy at c. 3.2m ridge height respectively. The development will introduce an open plan kitchen/diner/lounge space, utility room and toilet at ground floor to the rear and an additional third bedroom at first floor.
- 6.3 The design of the outbuilding to the rear will have a footprint of c. 6.0m x 7.5m with a flat roof of ridge height 3.0m (as scaled from the submitted plans). The outbuilding will be setback from neighbouring boundaries by c. 0.75m from the southern and northern side boundaries and 1.0m from the western rear boundary respectively. To note, the host property also sits on lower land levels than neighbouring properties to the rear along Clarence Court. The proposed outbuilding will be used as a gym/games room with ancillary sauna steam, toilet and store.

- 6.4 The existing front driveway provides parking provision for 2no. off-street parking spaces.

7. Publicity

The application has been publicised by 9no. neighbour notification. 5no. objections have been received and are summarised below:

- a. Loss of light
- b. Privacy and overlooking
- c. Loss of outlook
- d. Poor design
- e. Not in keeping with surroundings (including scale and massing)
- f. Impact on wildlife (removal of existing tree)
- g. Noise and disturbance
- h. Cooking smells and odours
- i. Intended use

Other concerns raised by objectors including the loss of a private view, potential plumbing or drainage malfunctions, boundary disputes and fears of future planning breaches do not constitute material planning considerations. Plumbing specifications are strictly governed by non-planning legislation under Building Regulations, while boundary lines represent civil matters between private land interests. Furthermore, the Local Planning Authority must determine the application strictly on its merits and based upon the plans submitted for consideration. The authority cannot withhold planning permission based on speculation or anticipation of a future breach of planning control; any subsequent unauthorised change of occupancy or use would be a matter for investigation by Planning Enforcement.

8. Consultee Responses

8.1 Highways

Highways have raised no objections subject to parking plan to front. The proposed development would require 2no. off-street parking spaces and is provided by the existing front driveway.

9. Relevant Planning Policy Considerations

9.1 National Planning Policy Framework (NPPF)

The NPPF sets out government's planning policies for England and how these are expected to be applied.

Design

The framework refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts. 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.

Highway safety

The framework promotes sustainable transport options for development proposal and states that developments should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

9.2 Development Plan Policy

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

Black Country Core Strategy (BCCS)

ENV3 – Design Quality - refers to well-designed schemes that provide quality living environments. The proposed layout and design are considered to be acceptable with no concerns being raised on character and appearance of the development within the existing street scene.

Site Allocations and Delivery Development Plan Document – (SADD)

SAD EOS 9 - Urban Design Principles – The proposal is appropriate to the location in terms of scale and design.

10. Material Considerations

10.1 Planning history

Planning permission was previously granted in 2018 for a fundamentally similar development comprising a single-storey front extension with a porch, single- and two-storey rear extensions, and a detached rear outbuilding. Whilst this historical scheme was approved, it was not implemented within the statutory three-year conditional period, and the permission has since lapsed. Consequently, the 2018 approval carries no significant material weight in the determination of the current proposal, and the Local Planning Authority is assessing the application before this Committee (DC/26/71394) strictly on its own planning merits.

Nevertheless, it is relevant to note that this current submission represents a revised and physically improved iteration of that earlier design. The proposed

rear outbuilding has been reduced in height from 3.5 metres to 3.0 metres, further mitigating any potential for loss of light, overshadowing, or loss of outlook on the neighbouring properties to the rear. Furthermore, the front porch has been rescaled to harmonize with the original frontage layout of the semi-detached pair. By reducing the massing across the front elevation, the revised design successfully preserves the building line and respects the architectural integrity of the distinctive, original protruding gable wall feature shared by both properties.

10.2 **Design and appearance**

The proposed extensions comprising a two-storey rear extension, single-storey rear extension, and a front porch have been designed to draw positively from the established architectural character of the surrounding area. As amended, these additions successfully mirror the material palette, building heights, and roof forms of the original dwelling and the attached semi-detached property. The front porch is a subordinate addition that integrates neatly into the host building without causing visual disruption to the existing street scene. Overall, the scale, massing, and detailing of the extensions are considered sympathetic to the host property.

The proposed detached outbuilding is located within the rear garden curtilage and features a modern flat-roof design with a maximum height of 3.0 metres. While its architectural form and profile differ from the traditional roof forms of the primary dwelling, its low-profile massing and positioning at the rear of the site ensure it remains an unobtrusive addition. The design, scale, and external appearance of the outbuilding are considered standard for a domestic garden structure and raise no visual or character conflicts with the host property or the wider locality.

Cumulatively, the development complies fully with the Council's Revised Residential Design Guide SPD, ensuring that an acceptable standard of internal layout is achieved and that a generous, high-quality provision of private external amenity space is retained for the occupiers.

10.3 **Amenity concerns**

Due consideration has been given to the relationship between the proposed development and the surrounding residential properties bounding the site to the north, south, and west. With regard to the proposed physical extensions to the main dwelling, a formal assessment demonstrates that there is no breach of the 45-degree code relative to any neighbouring habitable room windows. Consequently, these elements of the scheme are not considered to cause an unacceptable loss of daylight, sunlight, or privacy to adjacent occupiers. Furthermore, an obscured glazing condition has been recommended for all flank windows including no windows to be erected on the southern side

elevation without further planning permission to safeguard neighbouring amenities.

Other concerns raised by neighbours - specifically regarding impacts on local wildlife through the removal of an existing tree, potential noise and disturbance, and cooking smells or odours have been assessed; however, given the ancillary domestic nature of the proposed outbuilding and the overall reduction in the scheme's physical scale of extensions, these factors are not considered to cause a significant or unacceptably detrimental impact on the locality.

A neighbour objection was also received raising concerns over the visual impact and positioning of the proposed outbuilding. While the loss of a private view across the applicant's garden is a non-material consideration that cannot legally be afforded weight, a comprehensive assessment of the physical impact on the outlook from immediate garden areas and rear habitable windows has been conducted. Given the generous separation distances, appropriate scale, and localized changes in ground levels relative to the neighbouring land to the rear, the outbuilding's massing and siting would not result in an overbearing, dominant, or oppressive form of development. The proposal is therefore considered to fully safeguard the residential amenity and living conditions of all nearby occupiers, in accordance with the Council's design standards.

10.4 Highways considerations

Highways have reviewed the application and have raised no objections to the application. The development provides adequate parking provision for the proposed development.

11. Conclusion

- 11.1 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 9 (National Planning Policy Framework).
- 11.2 With the above in mind, the council cannot currently meet its five-year housing need as it has a shortfall of deliverable housing sites. With reference to the NPPF, this means that all local policies concerned with the supply and location of new housing must be considered out-of-date and the 'tilted balance' is engaged. If the tilted balance applies, planning permission should

normally be granted unless the negative impacts 'significantly and demonstrably' outweigh the positive impacts.

- 11.3 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.

12. Legal and Governance Implications

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.

13. Other Relevant Implications

None.

14. Background Documents

None.

15. How does this deliver the objectives of the Strategic Themes?

- a. The development will provide good homes that are well connected and will contribute towards improving the local environment with a focus on cleanliness, ensuring that the community takes pride in its surroundings. (new residential accommodation)
- b. All of our residents, including our children and young people, are active participants in influencing change – through being listened to, their opinions are heard and valued.