

# Report to Planning Committee

**04 June 2025**

<b>Application reference</b>	DC/25/70439
<b>Application address</b>	71 - 73 Bromford Lane, West Bromwich
<b>Application description</b>	Retention of single storey rear extension for storage and proposed single storey extension for storage.
<b>Application received</b>	21 <sup>st</sup> March 2025
<b>Ward</b>	Greets Green & Lyng.
<b>Contact officer</b>	Anjan Dey <a href="mailto:anjan_dey@sandwell.gov.uk">anjan_dey@sandwell.gov.uk</a>

## 1. Recommendations

That planning permission is granted subject to the approval of external materials.

## 2. Reasons for Recommendations

- 2.1 The existing and proposed extensions for storage use would be acceptable in this location considering the established retail/commercial uses of the application premises. They would not harm the living conditions of neighbouring residential occupiers, with particular regard to amenity and also traffic movements/highway safety. The proposals would therefore accord with Policy ENV3 of The Black Country Core

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

Thriving Economy in Sandwell	<p>The Sandwell Local Plan serves as the blueprint for future development, guiding housing and employment growth while ensuring new infrastructure investments like transport and schools.</p> <p>Encourage a positive environment where businesses and our community and voluntary organisations are supported to grow; and investment into the borough is maximised, creating job opportunities for local residents.</p>
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### **4. Context**

- 4.1 The application is being reported to Planning Committee as one neighbour objection has been submitted as well as a signed petition containing nine signatures.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[71-73 Bromford Lane, West Bromwich.](#)

### **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);
  - Proposals in the development plan;
  - Planning history (including appeal decisions);
  - Amenity concerns – overlooking/loss of privacy, loss of light and/or outlook and overshadowing; and
  - Highways considerations - traffic generation, access, highway safety, parking and servicing;

## **6. The Application Site**

- 6.1 The application site is situated on the north side of Bromford Lane, West Bromwich in a predominantly residential area. The application premises both have existing retail uses – no 71 is an Asian sweet shop and no 73 is a retail convenience store. Both properties are located in a row of terraced properties that are mainly used for residential living.

## **7. Planning History**

- 7.1 Historically both properties have had a retail use and planning permission for the Indian sweet shop with ancillary seating area was granted in 2012.

7.2 Relevant planning applications are as follows:

DC/12/54277	Description: Proposed change of use of No.71 to Indian sweet shop with ancillary production and cooking and extraction duct to rear, new shutter and internal alterations (revised application - DC/11/53854).	Decision and date: Grant permission subject to conditions. 05.04.2012.
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**8. Application Details**

- 8.1 The application is for the retention of a single storey rear extension at no 71 that is used for ancillary storage (food products, equipment etc) and also a proposed single storey rear extension at no 73 which is also to be used for ancillary storage to the retail convenience store. The existing extension is of brick construction with flat roof design and the proposed extension would also be of brick construction with a flat roof.
- 8.2 Amended plans have been received which show a reduction in depth of the extension at no 73 from 6 metres as originally proposed to 4 metres.

**9. Publicity**

- 9.1 The application has been publicised by eight neighbour notification letters. One objection has been received as well as a petition containing nine signatures.
- 9.2 Objections have been received on the following grounds:

- i) Concerns that the extension at no 71 will be used as a restaurant; and
- ii) A restaurant use would exacerbate parking issues in the locality.

Non-material objections have been raised regarding boundaries and private access.

These objections will be addressed in under paragraph 13 (Material Considerations).

## **10. Consultee responses**

### **10.1 Highways**

No objections as the extensions are for ancillary storage.

## **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.
- 11.2 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. It is considered that the extensions are to be used for ancillary storage only and do not generate a requirement for additional parking provision.

## **12. Development Plan Policy**

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

**Black Country Core Strategy (BCCS)**

**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 with no concerns being raised from the urban design team. Both of the properties have established commercial uses, and it is considered that the existing extension, as well the proposed, are contained at the rear of the site. External brickwork is considered satisfactory to ensure their satisfactory appearance.

**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:

**Concerns regarding the use of the extensions**

- 13.2 The description of development states that both of the extensions are to be used as storage and there is no evidence to suggest that they are to be used as restaurants. Having visited the site I can confirm that the extension at number 71 is being used for ancillary storage purpose as shown in following photograph:



- 13.3 It should also be noted that the description of development refers to storage use and should your committee be minded to approve the application, any future change of use would require separate approval.

**Amenity concerns – overlooking/loss of privacy, loss of light and/or outlook and overshadowing;**

- 13.4 The application site is located within a row of mid-terrace dwellings and neighbouring properties have rear wings that comprise of storage areas/outhouses that extend into the gardens. The extension at number 71 does not impact on any primary windows and amended plans have been received to show a reduced depth of 4.0 metres (extension at no 73) along the boundary to the adjoining neighbour to allow for a more satisfactory relationship and ensure that overshadowing of the rear of that property is not exacerbated.

**Highways considerations - traffic generation, access, highway safety, parking and servicing;**

13.5 Highways has no objections as the extensions are to be used for storage and do not generate a requirement for additional parking demand.

## **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**

<b>Resources:</b>	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.
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<b>Legal and Governance:</b>	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
<b>Risk:</b>	There are no risks associated with this report.
<b>Equality:</b>	There are no equality implications associated with this report.
<b>Health and Wellbeing:</b>	There are no health and wellbeing implications associated with this report.
<b>Social Value</b>	There are no implications linked to social value with this report.
<b>Corporate Parenting</b>	None.

## 17. Appendices

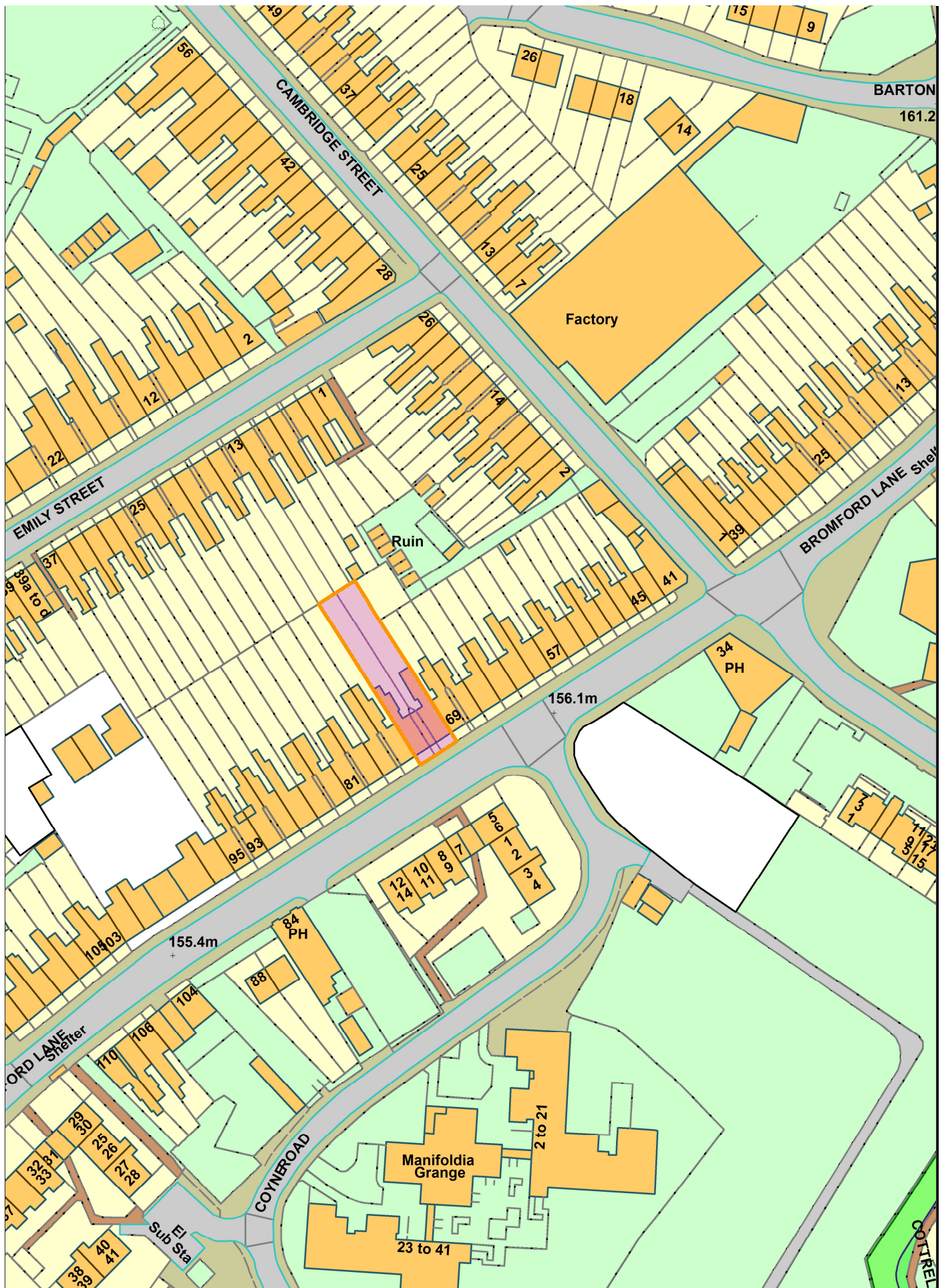
### 17.1 Plans for consideration

Location Plan - 24.717.P01 REV A

Existing & proposed floor plans - 24.717.P02 REV B

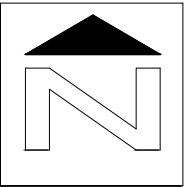
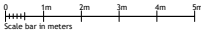
Existing & proposed elevations – 24.717.P04 REV A

Existing & proposed elevations - 24.717.P03 REV C





Site Plan  
Scale 1:200



Rev	Date	Description
A	13.05.25	Reduced 2m extension for property 73



Location Plan  
Scale 1:1250

Client have been advised that all the work in relation to party wall to be dealt with prior starting any work on site.

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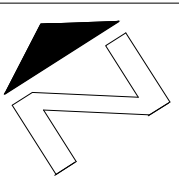
All dimensions are to be checked on site prior to construction.

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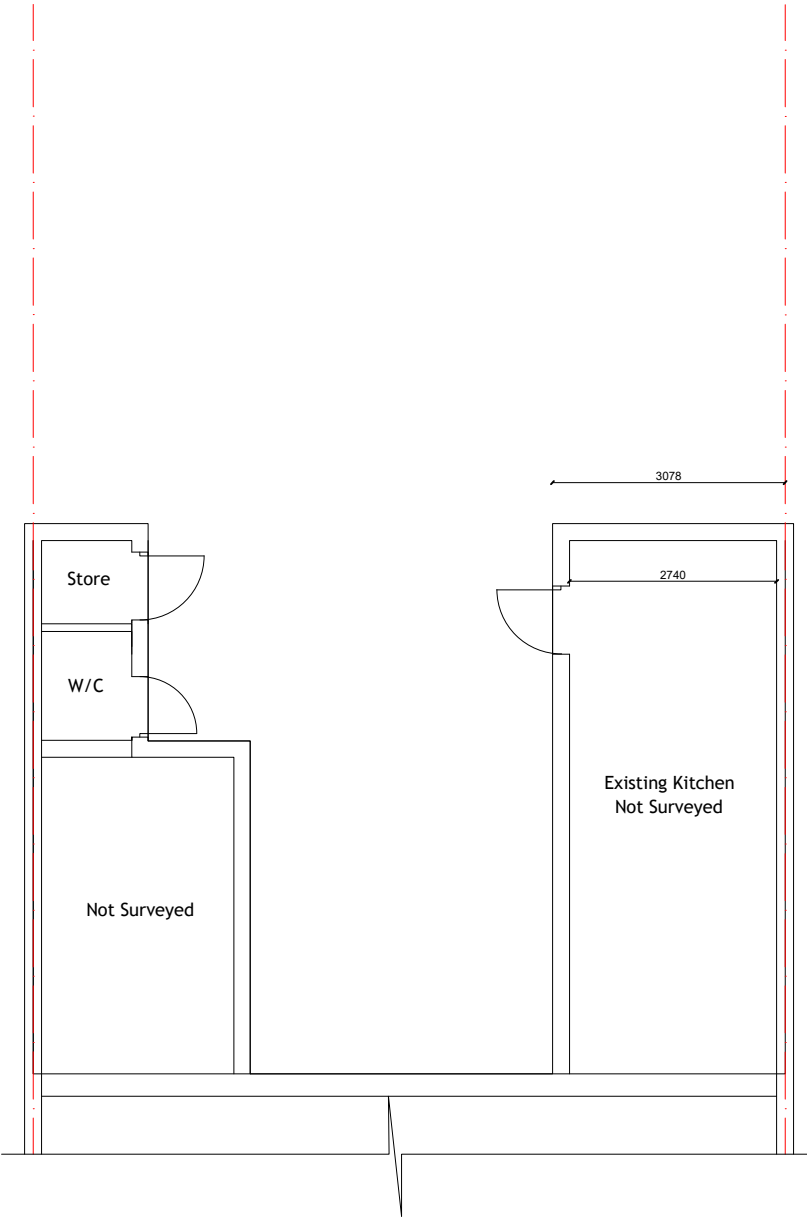
Client :	GURMEET SINGH
Project :	Commercial Extension and Retrospective
Project Address :	71-73 Bromford Ln, West Bromwich B70 7HN

Dwg. Title: Proposed Site and Location Plan

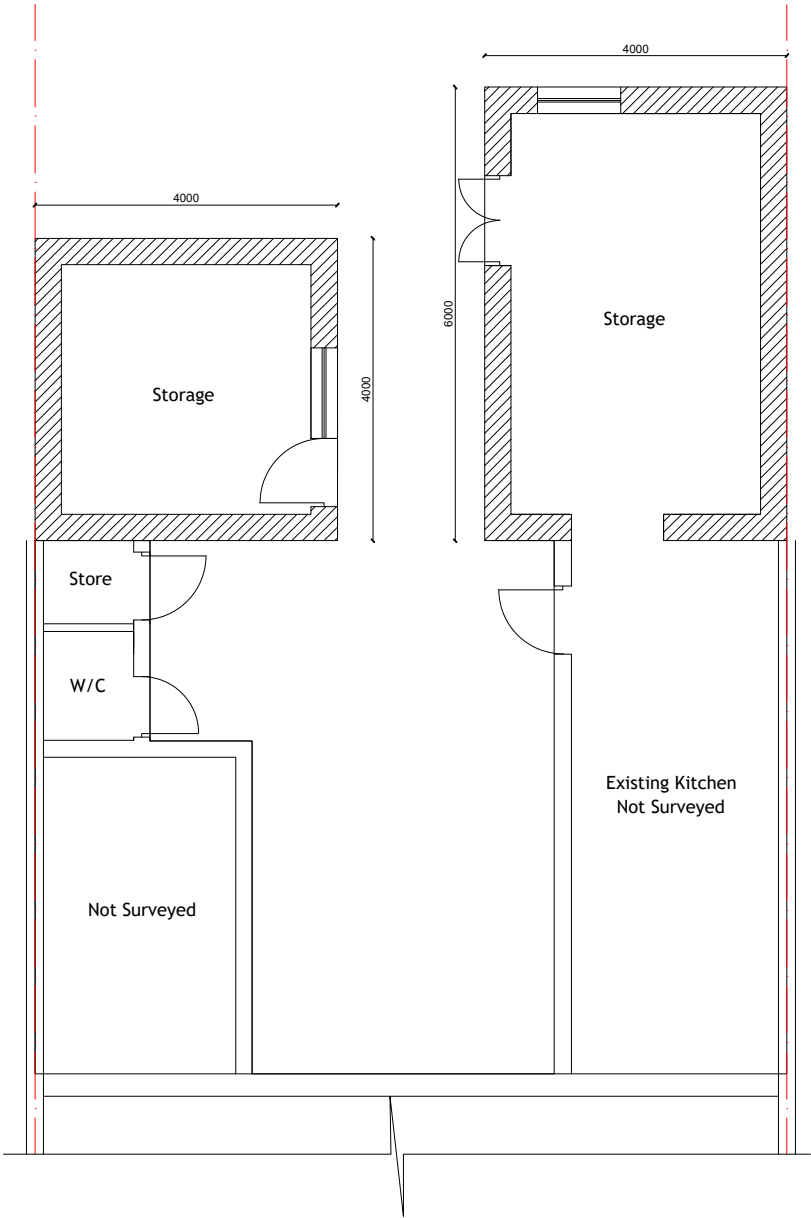
Dwg. No.:24.717 P01 Rev A	Drwn by: RK
Scale: 1/ 200, 1250 @ A3	Date: 17/06/2024



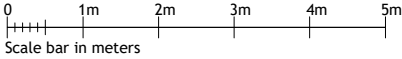
Rev	Date	Description
A	22.11.24	Added more dimensions
B	13.05.25	Reduced 2m extension for property 73



EXISTING PART GROUND FLOOR PLAN



PROPOSED PART GROUND FLOOR PLAN



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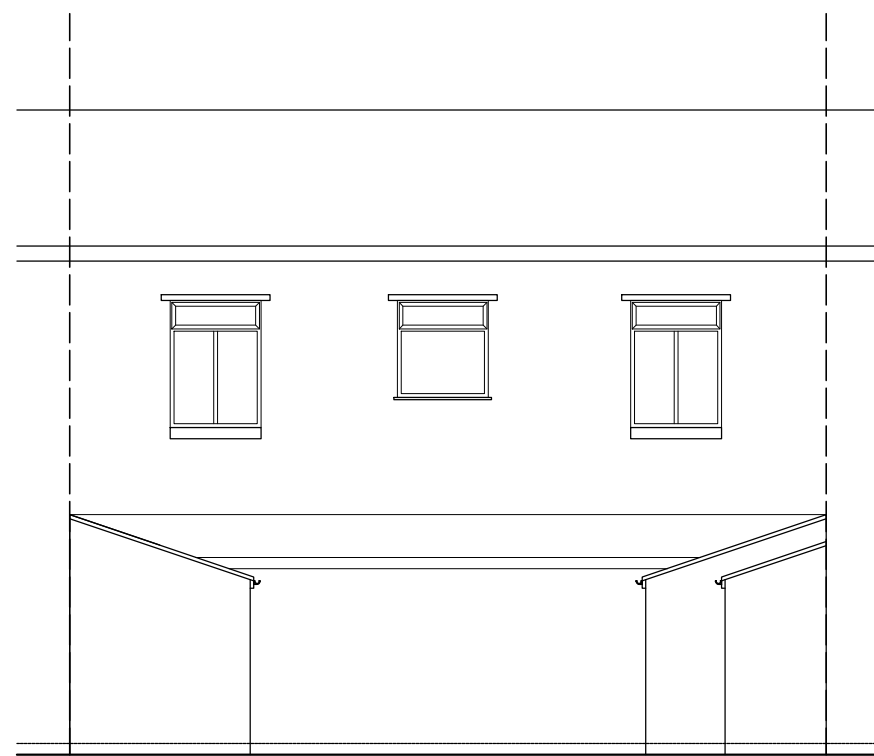
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Client :	GURMEET SINGH
Project :	Commercial Extension and Retrospective
Project Address :	71-73 Bromford Ln, West Bromwich B70 7HN

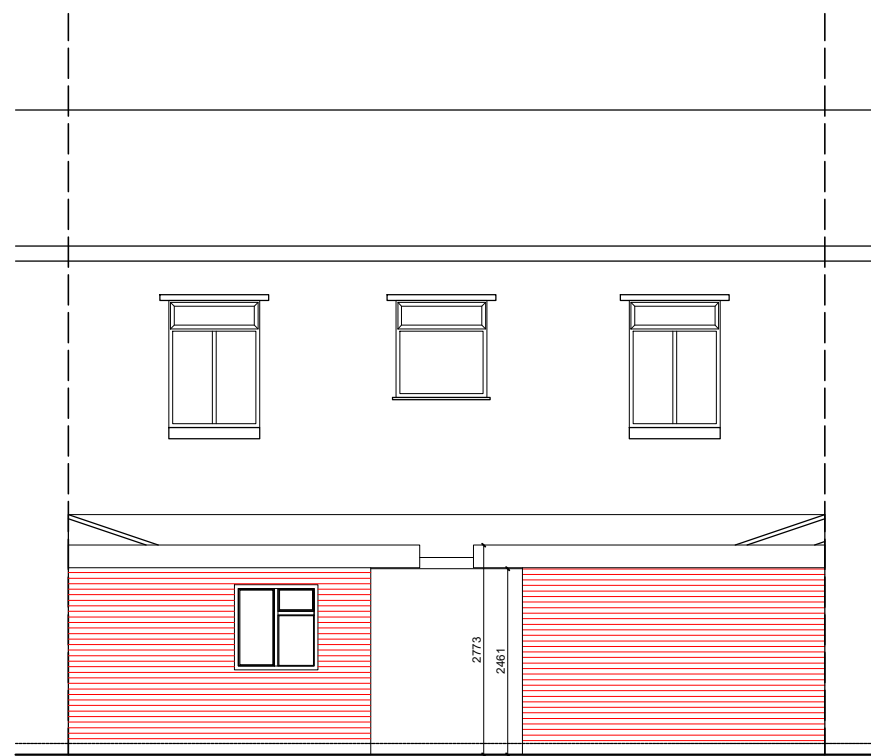
Dwg. Title: Existing and Proposed Floor Plans

Dwg. No.:24.717 P02 Rev B	Drwn by: RK
Scale: 1/ 100 @ A3	Date: 17/06/2024

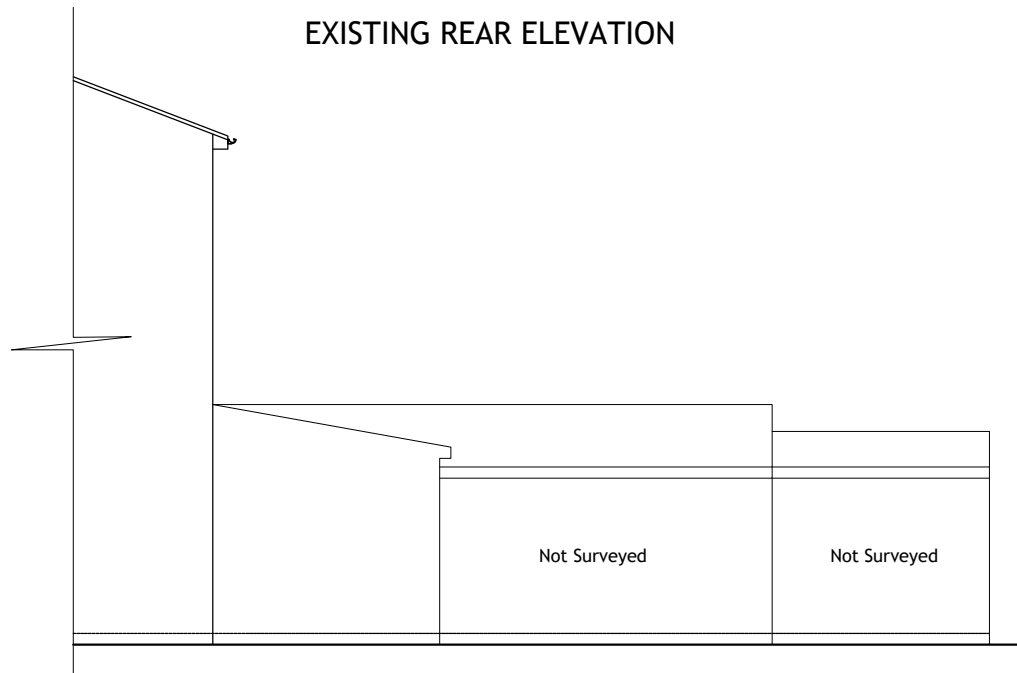




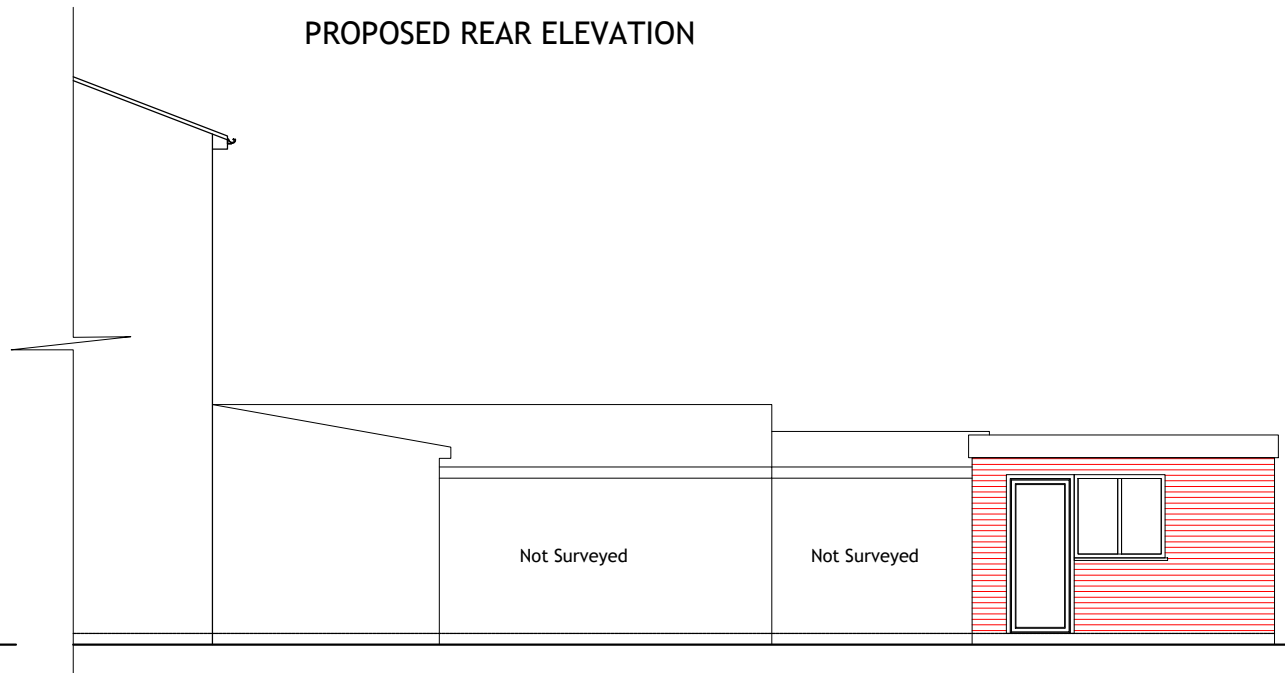
EXISTING REAR ELEVATION



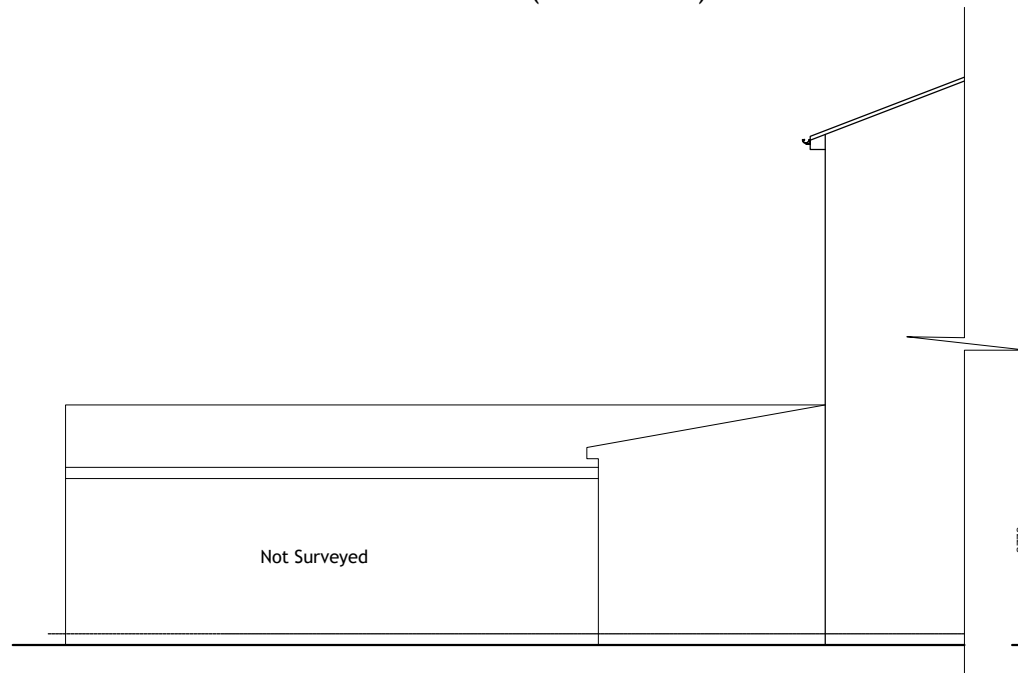
PROPOSED REAR ELEVATION



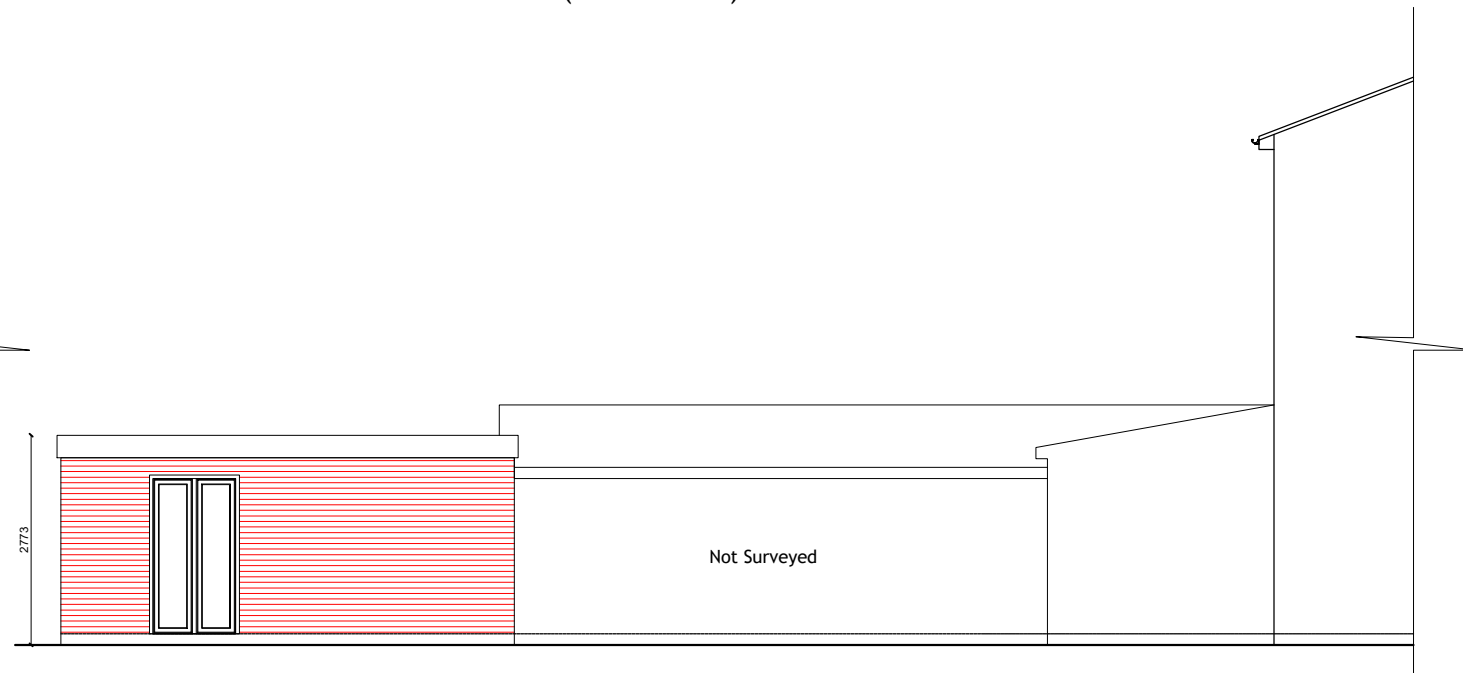
EXISTING PART SIDE ELEVATION (No. 73 side)



PROPOSED PART SIDE ELEVATION (No. 73 side)

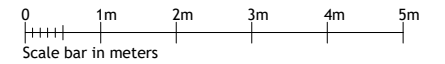


EXISTING PART SIDE ELEVATION (No. 71 side)



PROPOSED PART SIDE ELEVATION (No. 71 side)

Rev	Date	Description
A	22.11.24	Added more dimensions
B	22.11.24	Changed Dwg Title
C	13.05.25	Reduced 2m extension for property 73



Client have been advised that all the work in relation to party wall to be dealt with prior starting any work on site.

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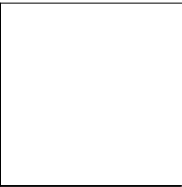
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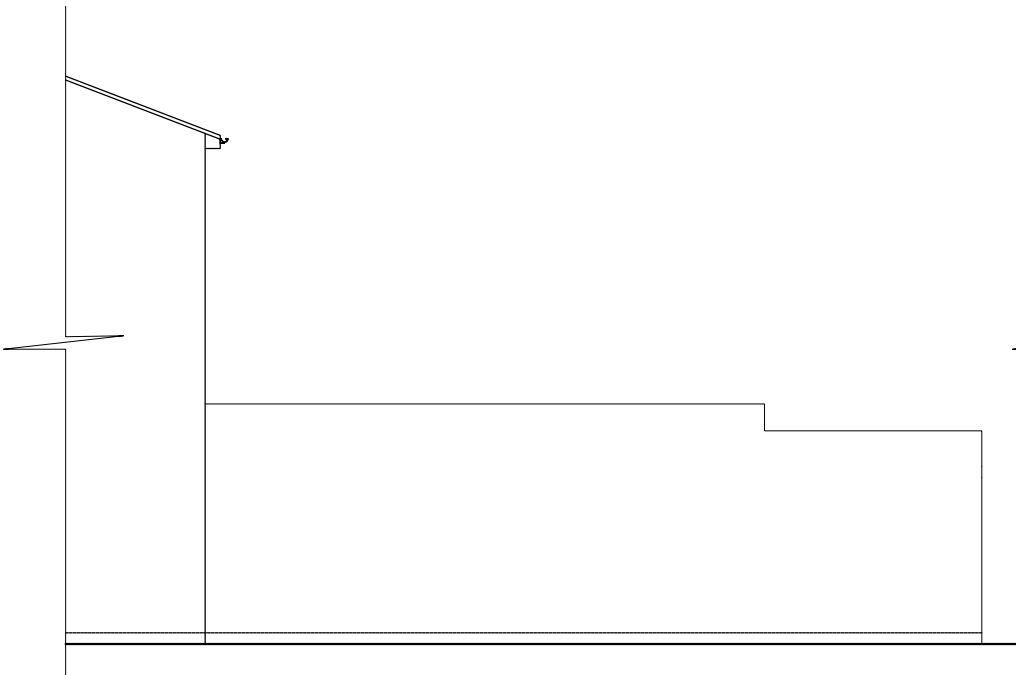
PLANNING	
Client :	GURMEET SINGH
Project :	Commercial Extension and Retrospective
Project Address :	71-73 Bromford Ln, West Bromwich B70 7HN

Dwg. Title: Existing and Proposed Elevations

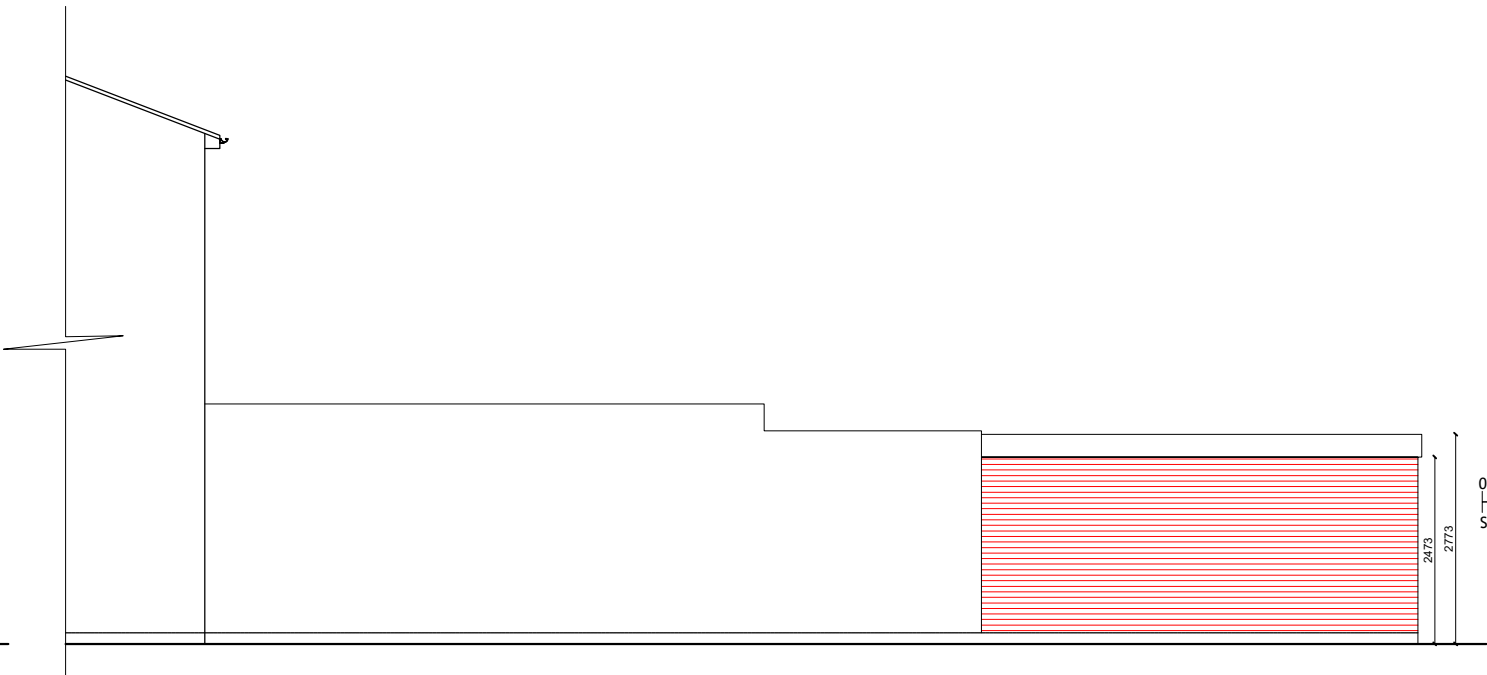
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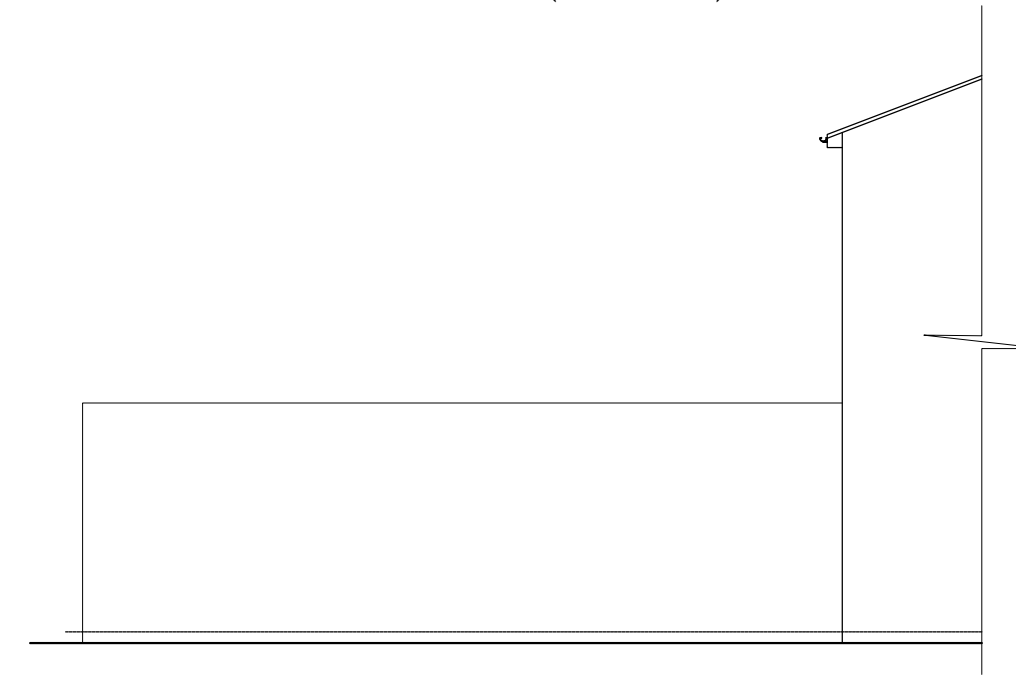
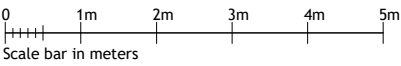
Rev	Date	Description
A	13.05.25	Reduced 2m extension for property 73



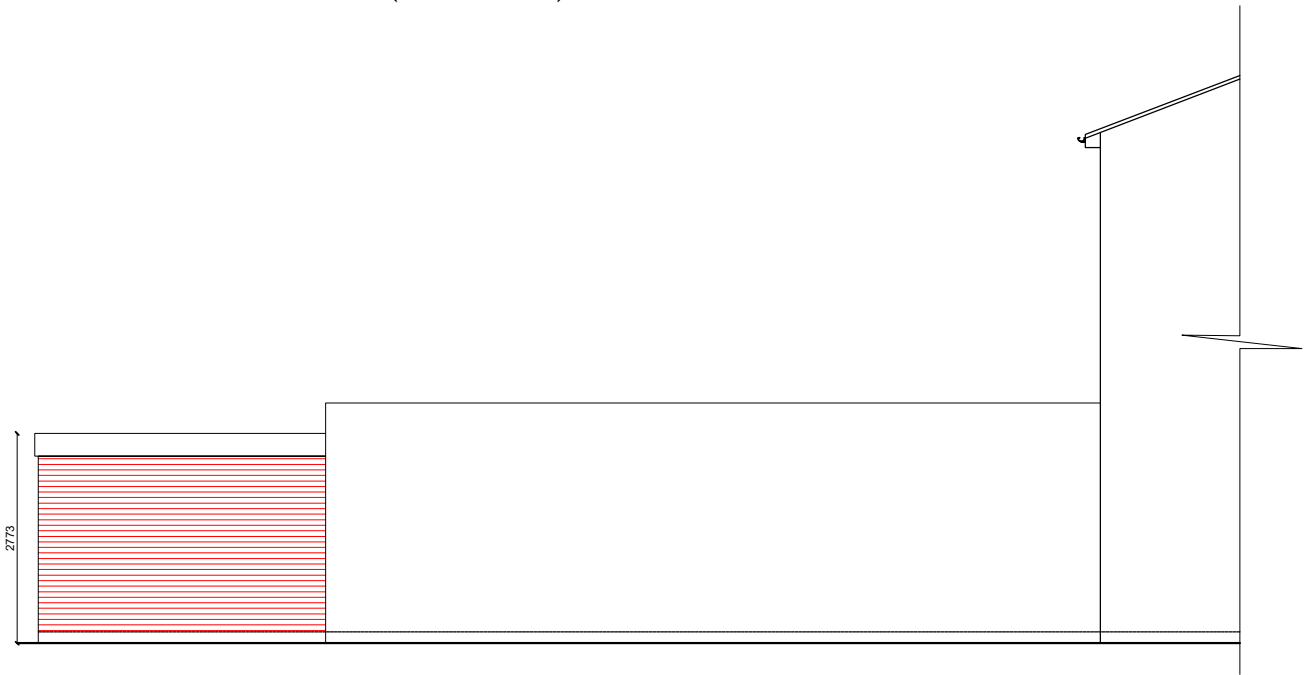
EXISTING PART SIDE ELEVATION (No. 69 side)



PROPOSED PART SIDE ELEVATION (No. 69 side)



EXISTING PART SIDE ELEVATION (No. 75 side)



PROPOSED PART SIDE ELEVATION (No. 75 side)

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PLANNING

Client : GURMEET SINGH

Project : Commercial Extension and Retrospective

Project Address : 71-73 Bromford Ln,  
West Bromwich  
B70 7HN

Dwg. Title: Existing and Proposed Elevations

Dwg. No.:24.717 P04 Rev A	Drwn by: RK
Scale: 1/ 100 @ A3	Date: 17/08/2024

**DC/25/70439**

List of conditions

- i) Before the development is commenced (excluding site investigation, remediation or construction foundations) details of the materials to be used for the external surfaces of the extension at 73 Bromford Road shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved schedule of materials.

Reason - To ensure the satisfactory appearance of the development in accordance with policies ENV3 of the Black Country Core Strategy and SAD EOS 9 of the Site Allocations and Delivery Development Plan Document.