

Council/Committee:	Planning Committee
Date of Meeting	18 February 2026
Application Reference	DC/25/71049
Application Description	Retention of single storey rear extension.
Application Received	23 September 2025
Application Address	76 Hales Crescent, Smethwick B67 6QS
Report Author	Lucinda McKee
Lead Officer	Tammy Stokes
Ward	Smethwick
Appendices (if any)	<ol style="list-style-type: none"> 1. 0001 Rev P02 - Location Plan 2. 0002 Rev P02 - Existing/As Built Site Plan 3. 0003 Rev P01 - Existing/As Built Floor Plan 4. 0004 Rev P01 - Existing/As Built Elevations Plan

Addendum to planning report.

Following the publication of the planning committee report the following actions have been undertaken.

1. Planning, Housing and Neighbourhood Repair officers visited the application site to review the works undertaken.
2. The extension was surveyed to establish defects in relation to the built construction and compliance with electrical safety and building regulations in relation to construction and disability compliance.
3. A report has been prepared by the Neighbourhood Repair Officer in relation to the current defects and these matters will be discussed with the builder and tenant to rectify these defects.
4. The applicant is aware that planning permission may not be granted. As referred to in the report (paragraph 10.5), if permission is refused, this would constitute a breach of tenancy conditions, which the housing service would enforce.

Relevance Check**Budget Reduction/Service Area:****Service Lead Tammy Stokes****Date: 11.02.2026**

In what ways does this Budget reduction have an impact on an outward facing service? How will the service feel different to your customers or potential customers?

N/A

If not, how does it impact on staff e.g. redundancies, pay grades, working conditions? Why are you confident that these staff changes will not affect the service that you provide?

N/A

Is a Customer Impact Assessment needed? No