

Council/Committee:	Planning Committee
Date of Meeting	1 April 2026
Application Reference	DC/26/71425
Application Description	Proposed single storey side/rear extension.
Application Received	4 February 2026
Application Address	3 Ethel Street, Smethwick, B67 5AL
Report Author	Lucinda McKee
Lead Officer	Tammy Stokes
Ward	Abbey
Appendices (if any)	<ol style="list-style-type: none"> 1. ES-NO03-PA-001 Rev A - Location Plan & Existing/Proposed Ground Floor Plan 2. ES-NO03-PA-002 Rev A – Existing/Proposed Block Plan & Existing/Proposed Elevations Plan

1. Application Summary

- 1.1 The application is being reported to Planning Committee because 14 material planning objections have been received.
- 1.2 To assist members with site context, a link to Google Maps is provided below:

[3 Ethel Street, Smethwick](#)

2. Recommendations

- 2.1 That planning permission is granted subject to the following conditions relating to:
 - i) External materials to match existing.

3. Reasons for the recommendation and conditions

The proposed development would be acceptable because it accords with design policy, has no significant impact on the amenity of the occupiers of neighbouring properties and the design and scale are appropriate to the existing property and the surrounding area.

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);
 - Amenity concerns – loss of light, outlook and privacy;
 - Design concerns – appearance and materials;
 - Highways considerations – highways safety, parking and traffic generation;
 - Environmental considerations – loss of hedges;
 - Potential usage as a HMO
- 4.4 Non-material planning considerations have been received relating to the following:
- Building Regulations;
 - Party Wall

5.0 The Application Site

- 5.1 The application property is a mid-terraced dwellinghouse on the southern side of Ethel Street, Smethwick, opposite to the junction of Gladys Road, Smethwick. The character of the Ethel Street is predominantly residential in nature; however, Bearwood Primary School occupies a site in Ethel Street near to the application property. The character of the wider area is mixed use with retail/residential premises situated on Bearwood Road, Smethwick.

5.2 Planning History

Application No:	Description	Decision and date
DC/25/71227	Proposed single storey side extension (Lawful Development Certificate).	Refused Lawful Development Consent – 23 January 2026

6.0 Application Details

The proposal is for a single storey side/rear extension.

Amended plans have been received to reduce the massing and scale, and also the alteration of the roof design of the proposed extension. The plans before your committee are those of the amended scheme.

The proposed single storey side/rear extension measurements are 6.175 metres in length by 2.3 metres in width. A pitched roof is proposed to a height of 3.1 metres (2.4 metres to the eaves). The extension use will be for a kitchen, replacing the existing kitchen and outbuilding.

Fig 1 – Existing kitchen and outbuilding side elevation



Fig 2 – Existing side elevation and rear garden



Fig 3 – Rear garden/boundary

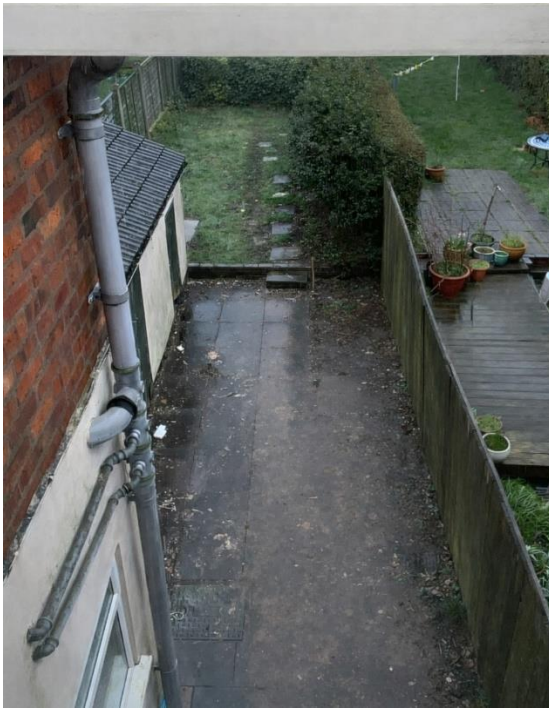


Fig 4 – Existing rear elevation



7.0 Publicity

The application was initially publicised on 5 February 2026 by five neighbour notification letters, and eleven objections have been received. Upon receiving the amended proposal, the application was further publicised by 15 neighbour notification letters on 10 March 2026 with three additional objections being received. The objections received are summarised below:

- i) Overdevelopment/over-intensification/disproportionate/scale and massing;
- ii) Out of character of the surrounding area;
- iii) Highways safety (parking, increased traffic, congestion);
- iv) Removal of hedges on boundary;
- v) Potential use as a House in Multiple Occupation (HMO) (including noise/disturbance/disruption, anti-social behaviour, waste management issues, loss of a family home);
- vi) Overlooking and loss of light;
- vii) Reduction in garden amenity space.

Non-material objections raised were:

- i) Building Regulations (internal structural alterations, chimney breast removal, creation of an HMO);
- ii) Party Wall.

8.0 Consultee Responses

8.1 Highways

No objections from Highways – there is no increase in the number of bedrooms, only an increase in the size of the kitchen, therefore the proposed extension would not cause any issues on the highway or pose any severe concern.

9.0 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 an acceptable design in terms of scale and character.

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 from the urban design team.

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.

10.0 Material Considerations

10.1 Amenity concerns – Overlooking, loss of outlook and reduction in garden amenity space.

The proposed extension would be a sufficient distance from neighbouring properties as to raise no significant concerns regarding its impact on light, outlook and privacy.

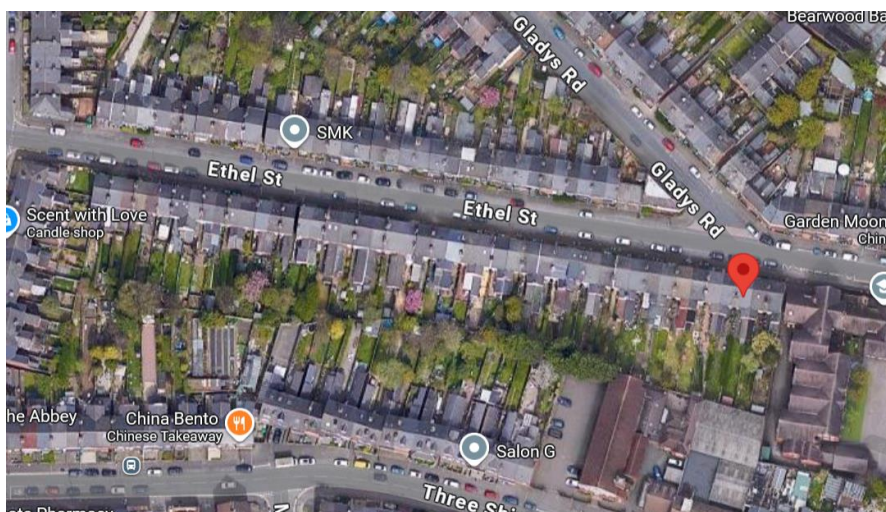
The proposed extension footprint will extend by an additional 0.8 metres in width compared to that of the existing footprint width, therefore, there would be sufficient rear garden amenity space, comparable to that of the adjoining and other nearby neighbouring properties.

10.2 Design concerns - Over-development/over intensification/ disproportionate, scale and massing and out of character of the surrounding area.

The proposed extension is not considered to be over-development nor over-intensification; the scale and massing of the proposed extension would proportionate to the existing dwelling.

The development is not considered to be out of character with the surrounding area; it is noted that there are several similar rear extensions within the immediate local area (see Google Earth Aerial View below).

Fig 5 – Google Earth Aerial View



The development raises no concerns regarding its impact on the character of the existing property and the visual amenity of the wider area.

10.3 Highways considerations - Parking, increased traffic and congestion.

Highways have reviewed the application and have raised no objections to the application. There is no increase in the number of bedrooms, only an increase in the size of the kitchen.

10.4 Environmental concerns - Removal of hedges on boundary.

In respect of the removal of hedges on the boundary, the hedges do not warrant specific protection, and the owner is entitled to remove them from their own land.

10.5 Other matters - Potential use as a HMO (including noise/disturbance/disruption, anti-social behaviour, waste management issues and loss of a family home). Also, Building Regulations and Party Wall.

I note concerns regarding the potential use of the property as an HMO. The property has a permitted development right to change to an HMO without planning consent should the applicant wish to do so. The application is for a proposed residential single storey side/rear extension and the change to an HMO is beyond the scope of this application, including the imposition of any conditions relating to a potential HMO. Highways can only comment on the application before members, which is for a proposed side/rear extension. Whilst it could be argued that the extension would facilitate the change of use to HMO, the HMO use would be lawful in any event and should not prejudice the determination of this application.

Whilst Building Regulations (internal structural alterations, chimney breast removal and creation of an HMO) and Party Wall concerns have been raised, they are not material planning considerations in this instance, and the applicant is expected to comply with Building Regulations and Party Wall requirements in respect of these matters.

11.0 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 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?

- 15.1 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.