



CYNGOR BWRDEISTREF SIROL
RHONDDA CYNON TAF
COUNTY BOROUGH COUNCIL

GWŶS I GYFARFOD PWYLLGOR

C Hanagan
Cyfarwyddwr Gwasanaeth y Gwasanaethau Democrataidd a Chyfathrebu
Cyngor Bwrdeistref Sirol Rhondda Cynon Taf
Y Pafiliynau
Parc Hen Lofa'r Cambrian
Cwm Clydach, CF40 2XX

Dolen gyswllt: Jess Daniel - Council Business Unit, Democratic Services (01443 424110)

Bydd cyfarfod rhithwir y **PWYLLGOR CYNLLUNIO A DATBLYGU** yn cael ei gynnal **DDYDD IAU, 11 MEHEFIN 2020** am **3PM**.

MAE MODD I AELODAU SYDD DDIM YN RHAN O'R PWYLLGOR AC AELODAU O'R CYHOEDD OFYN I ANNERCH Y PWYLLGOR YN YSTOD CYFARFOD SY'N YMWNEUD Â'R MATER SYDD WEDI'I NODI. RHAID GOFYN I ANNERCH Y PWYLLGOR TRWY E-BOSTIO **GWASANAETHAUCYNLLUNIO@RHONDDA-CYNON-TAF.GOV.UK** ERBYN 5PM, DDYDD MAWRTH, 9 MEHEFIN 2020.

MAE'N BOSIB BYDD TREFN YR AGENDA'N NEWID ER MWYN HWYLUSO BUSNES Y PWYLLGOR.

AGENDA

Tudalennau

1. DATGAN BUDDIANT

Derbyn datganiadau o fuddiannau personol gan Aelodau, yn unol â gofynion y Cod Ymddygiad.

Nodwch:

1. Mae gofyn i Aelodau ddatgan rhif a phwnc yr eitem mae eu buddiant yn ymwneud ag ef a mynegi natur y buddiant personol hwnnw; a
2. Lle bo Aelodau'n ymneilltuo o'r cyfarfod o ganlyniad i ddatgelu buddiant sy'n rhagfarnu, mae **rhaid** iddyn nhw roi gwybod i'r Cadeirydd pan fyddan nhw'n gadael.

2. DEDDF HAWLIAU DYNOL 1998 A PHENDERFYNIADAU RHEOLI DATBLYGU

Nodi y dylai Aelodau o'r Pwyllgor, wrth benderfynu materion rheoli datblygu ger eu bron, roi sylw i'r Cynllun Datblygu ac, i'r graddau y bo hynny yn berthnasol, i unrhyw ystyriaethau perthnasol eraill. Rhaid i Aelodau, wrth ddod i benderfyniadau, sicrhau nad ydyn nhw'n gweithredu mewn modd sy'n anghyson â'r Confensiwn Ewropeaidd ar Hawliau Dynol fel y'i hymgorfforwyd mewn deddfwriaeth gan Ddeddf Hawliau Dynol 1998.

3. DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Nodi bod Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn gosod dyletswydd ar gyrff cyhoeddus i gynnal datblygiadau cynaliadwy yn unol â'r egwyddor datblygu cynaliadwy, ac i weithredu mewn modd sy'n anelu at sicrhau y caiff anghenion y presennol eu diwallu heb amharu ar allu cenedlaethau'r dyfodol i ddiwallu eu hanghenion hwythau.

4. COFNODION

Cadarnhau cofnodion o gyfarfodydd y Pwyllgor Cynllunio a Datblygu a gynhaliwyd ar 6 Chwefror 2020.

5 - 8

CEISIADAU A ARGYMHELLIR AR GYFER EU CYMERADWYO GAN Y CYFARWYDDWR MATERION FFYNIANT A DATBLYGU

5. CAIS RHIF: 19/1235

Adeiladu annedd 3 ystafell wely. (Derbyniwyd cynlluniau diwygiedig ar 31/03/2020), tir y tu ôl i Rifau 37-47 Heol Dewi, Brynna

9 - 18

6. CAIS RHIF: 19/1236

Cais amlinellol ar gyfer 5 plot hunan-adeiladu gyda phob mater wedi'i gadw, Sion Terrace, Heol Tirfounder, Cwm-bach, Aberdâr

19 - 32

7. CAIS RHIF: 20/0048

Cynllun arfaethedig ar gyfer trosi'r atig ac anecs (Derbyniwyd y cynlluniau diwygiedig ar 03/03/2020), 2 Rowan Court, Cwmdâr, Aberdâr

33 - 38

8. CAIS RHIF: 20/0110

Amrywio diwygiadau Amod 2 mewn perthynas â'r cynlluniau wedi'u cymeradwyo (cais blaenorol 15/1007/10) er mwyn symud y tŷ a'r dreif. (Derbyniwyd yr Aseiad Risg Mwyngloddio ar 7 Mawrth 2020), Tir cyferbyn â 22 Jestyn Street, Porth

9. CAIS RHIF: 20/0247

Estyniad un llawr, 2 Wesley Cottage, Heol Aberdâr, Abercynon,
Aberpennar

CEISIADAU WEDI'U GOHIRIO

10. CAIS RHIF: 19/1214

ESTYNIAD LLAWR CYNTAF Y TU CEFN I'R EIDDO, 16 STRYD
LLEWELYN, HENDREFORGAN, Y GILFACH-GOCH, PORTH

11. MATERION BRYS

Trafod unrhyw faterion sydd, yn ôl doethineb y Cadeirydd, yn rhai brys
yng ngoleuni amgylchiadau arbennig.

Cyfarwyddwr Gwasanaeth y Gwasanaethau Democrataidd a Chyfathrebu

Cylchrediad:-

Aelodau o'r Pwyllgor Cynllunio a Datblygu:

Cadeirydd ac Is-gadeirydd y Pwyllgor Materion Rheoli Datblygu
(Y Cynghorydd S Rees a Y Cynghorydd G Caple)

Y Cynghorydd J Bonetto, Y Cynghorydd P Jarman, Y Cynghorydd D Grehan,
Y Cynghorydd G Hughes, Y Cynghorydd J Williams, Y Cynghorydd W Owen,
Y Cynghorydd R Yeo, Y Cynghorydd D Williams ac Y Cynghorydd S Powderhill

Cyfarwyddwr Gwasanaeth y Gwasanaethau Democrataidd a Chyfathrebu

Cyfarwyddwr Materion Ffyniant a Datblygu

Pennaeth Datblygu Mawr a Buddsoddi

Pennaeth Cynllunio

Rheolwr Datblygu Priffyrdd a Mabwysiadu Priffyrdd

Pennaeth y Gwasanaethau Cyfreithiol

tudalen wag

**PWYLLGOR CABINET CYNGOR RHONDDA CYNON TAF
PWYLLGOR CYNLLUNIO A DATBLYGU**

Cofnodion o gyfarfod y Pwyllgor Cynllunio a Datblygu a gynhaliwyd Dydd Iau, 23 Ionawr 2020 am 5.00 pm ym Siambr y Cyngor, Y Pafiliynau, Parc Hen Lofa'r Cambrian, Cwm Clydach, Tonypany, CF40 2XX.

Y Cyngorwyr Bwrdeistref Sirol - Pwyllgor Cynllunio a Datblygu Aelodau oedd yn bresennol:-:-

Y Cyngorydd S Rees (Cadeirydd)

Y Cyngorydd G Caple Y Cyngorydd J Bonetto
Y Cyngorydd P Jarman Y Cyngorydd D Grehan
Y Cyngorydd G Hughes Y Cyngorydd J Williams
Y Cyngorydd S Powell Y Cyngorydd R Yeo
Y Cyngorydd D Williams

Swyddogion oedd yn bresennol

Mr J Bailey, Pennaeth Cynllunio
Mr S Zeinali, Rheolwr Datblygu Priffyrdd a Mabwysiadu Priffyrdd
Mr P Nicholls, Cyfarwyddwr Gwasanaeth – Gwasanaethau Cyfreithiol

Y Cyngorwyr Bwrdeistref Sirol eraill oedd yn bresennol

Y Cyngorydd E Stephens

169 YMDDIHEURIADAU AM ABSENOLDEB

Daeth ymddiheuriad am absenoldeb gan y Cyngorydd Bwrdeistref Sirol W. Owen.

170 DATGAN BUDDIANT

Yn unol â Chod Ymddygiad y Cyngor, doedd dim datganiadau o fuddiant ynglŷn â'r agenda.

**171 DEDDF HAWLIAU DYNOL 1998 A PHENDERFYNIADAU RHEOLI
DATBLYGU**

PENDERFYNWYD nodi y dylai Aelodau o'r Pwyllgor, wrth benderfynu ar faterion rheoli datblygu ger eu bron, roi sylw i'r Cynllun Datblygu ac, i'r graddau y bo hynny yn berthnasol, i unrhyw ystyriaethau perthnasol eraill. Rhaid i Aelodau, wrth ddod i benderfyniadau, sicrhau nad ydyn nhw'n gweithredu mewn modd sy'n anghyson â'r Confensiwn Ewropeaidd ar Hawliau Dynol fel y'i hymgorfforwyd mewn deddfwriaeth gan Ddeddf Hawliau Dynol 1998.

172 DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

PENDERFYNWYD nodi bod Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn gosod dyletswydd ar gyrff cyhoeddus i gynnal datblygiadau cynaliadwy yn unol â'r egwyddor datblygu cynaliadwy, ac i weithredu mewn modd sy'n anelu at sicrhau y caiff anghenion y presennol eu diwallu heb amharu ar allu cenedlaethau'r dyfodol i ddiwallu eu hanghenion nhw.

173 Cofnodion

PENDERFYNWYD cadarnhau'r cofnodion o gyfarfod y Pwyllgor Cynllunio a Datblygu a gynhaliwyd ar 05/12/2019 yn rhai cywir.

174 NEWID I DREFN YR AGENDA

Cytunodd y Pwyllgor y byddai'r agenda yn cael ei hystyried mewn trefn wahanol yn unol â'r manylion yn y cofnodion isod.

175 RHIF Y CAIS: 18/1419/13

Datblygiad preswyl hyd at 350 o anheddau, tir ar gyfer ysgol gynradd newydd bosibl, siop leol a gwaith cysylltiedig gan gynnwys man agored cyhoeddus, isadeiledd gwyrdd, tirlunio a chreu dau fan mynediad newydd oddi ar Heol Dowlais.

Dywedodd y Rheolwr Materion Rheoli Datblygu wrth yr Aelodau fod y cais wedi'i dynnu'n ôl ar ôl i'r agenda gael ei chyhoeddi, felly doedd dim angen ei drafod ymhellach.

176 RHIF Y CAIS: 19/0814/10

Newid defnydd o anheddau preswyl (Dosbarth C3) i 8 o fflatiau myfyrwyr preswyl hunangynhwysol (Sui Generis) gan gynnwys estyniad deulawr yn y cefn.

TAI HEDDLU 1 A 2, STRYD Y NANT, TREFFOREST, PONTYPRIDD, CF37 1TW

Cyflwynodd y Rheolwr Materion Rheoli Datblygu'r cais a gafodd ei gyflwyno yn wreiddiol i'r Pwyllgor ar 5 Rhagfyr, 2019, lle'r oedd yr Aelodau wedi gwrthod y cais, yn groes i argymhelliad y Cyfarwyddwr - Materion Ffyniant a Datblygu. Roedd yr aelodau o'r farn bod y datblygiad arfaethedig yn groes i ysbryd Canllawiau Cynllunio Atodol y Cyngor ar Dai Amlfeddiannaeth (HMOs) a Deddf Llesiant Cenedlaethau'r Dyfodol, ac y byddai'n cael effaith andwyol ar yr ardal leol ac y byddai'n achosi problemau parcio a phroblemau ar y priffyrdd.

Yn dilyn trafodaeth **PENDERFYNODD** yr aelodau wrthod y cais yn groes i argymhelliad y Cyfarwyddwr - Materion Ffyniant a Datblygu, a hynny am y rhesymau canlynol:

1. Dydy'r cynnig ddim yn ddatblygiad cynaliadwy, a hynny am iddo fethu â bodloni'r nodau lles sydd wedi'u hamlinellu ym Mholisi Cynllunio Cymru 10. Hynny yw, dydy'r datblygiad ddim yn cyfrannu ar greu Cymru o gymunedau

cydlynus, ac, o ganlyniad i hynny, fe fyddai'n cael effaith negyddol ar amwynder yr ardal leol. Byddai'r cynnig, felly, yn mynd yn erbyn Canllawiau Cynllunio Atodol y Cyngor ar Dai Amlfeddiannaeth, yn ogystal â Pholisi Cynllunio Cymru 10.

2. Bydd y cynllun arfaethedig yn arwain at ragor o barcio afreolus, a fydd yn cael effaith negyddol ar ddiogelwch y priffyrdd sydd o amgylch y safle. Byddai'r datblygiad felly yn groes i Bolisiâu AW5 o Gynllun Datblygu Lleol Rhondda Cynon Taf

177 RHIF Y CAIS: 15/1640

Codi byngalo ar dir ger Rhif 40 Teras Ardwyn, y Gelli (Derbyniwyd cynlluniau diwygiedig 24/10/19), tir ger rhif 40, Teras Ardwyn, y Gelli.

Siaradodd yr Aelod Lleol, Cynghorydd y Fwrdeistref Sirol E. Stephens, nad yw'n aelod o'r Pwyllgor, am y cais gan fynegi ei gwrthwynebiad i'r datblygiad arfaethedig.

Cyflwynodd Rheolwr Materion Rheoli Datblygu y cais uchod i'r Pwyllgor. Ar ôl trafod y cynnig, **PENDERFYNODD** yr Aelodau gymeradwyo'r cais yn unol ag argymhelliad y Cyfarwyddwr - Materion Ffyniant a Datblygu.

178 RHIF Y CAIS: 19/1185

Trosi Hen Siambrau'r Banc i 9 fflat (llawr cyntaf, ail a thrydydd llawr) (Defnydd Ddosbarth C3 - Tai Anedd). HEN SIAMBRAU'R BANC, STRYD Y FARCHNAD, PONTYPRIDD, CF37 2SU.

Amlinellodd y Rheolwr Materion Rheoli Datblygu gynnwys dau lythyr 'hwyr' a dderbyniwyd. Roedd y llythyr cyntaf gan yr Aelod Lleol, Cynghorydd y Fwrdeistref Sirol H. Fychan, yn gwrthwynebu'r datblygiad, a'r ail gan Gynghorydd y Fwrdeistref Sirol J. Brencher yn nodi pryderon ynglŷn â'r datblygiad.

Yn dilyn trafodaeth **PENDERFYNODD** yr Aelodau gymeradwyo'r cais yn unol ag argymhelliad y Cyfarwyddwr - Materion Ffyniant a Datblygu, yn amodol ar gwblhau Cytundeb Adran 106. Bydd cytundeb Adran 106 yn sicrhau bod yr anheddau'n cael eu sefydlu a'u cynnal fel unedau fforddiadwy ar gyfer rhentu cymdeithasol, a hynny at y diben parhaus o ddiwallu anghenion tai sydd wedi'u nodi yn yr ardal leol.

Nodwch - Cafodd cynnig gan y Cynghorydd Jarman i ddiwygio'r cynnig gwreiddiol ei wrthod gan y Cadeirydd gan ei bod o'r farn fod y drafodaeth wedi dod i ben a'r broses bleidleisio wedi dechrau.

179 GWYBODAETH I AELODAU SY'N YMWNEUD Â'R CAMAU GWEITHREDU WEDI'U CYMRYD O DAN BWERAU DIRPRWYEDIG

PENDERFYNODD yr Aelodau dderbyn adroddiad y Cyfarwyddwr Gwasanaeth – Materion Cynllunio mewn perthynas â'r Penderfyniadau Apeliadau Cynllunio a Gorfodi a ddaeth i law, Cymeradwyaethau Penderfyniadau a Gwrthodiadau

Dirprwyedig gyda rhesymau, Trosolwg o Achosion Gorfodi a Phenderfyniadau
Gorfodi Dirprwyedig ar gyfer y cyfnod 06/12/2019 a 10/01/2019.

Daeth y cyfarfod i ben am 5.30 pm

**Y Cyngorydd S Rees
Cadeirydd.**



PLANNING & DEVELOPMENT COMMITTEE

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 19/1235/10 (LJH)
APPLICANT: Mr L Davies
DEVELOPMENT: Construction of 3 bed dwelling. (Amended site layout received 31/03/2020).
LOCATION: LAND REAR OF NOS. 37 TO 47 HEOL DEWI, BRYNNA, CF72 9SQ
DATE REGISTERED: 10/02/2020
ELECTORAL DIVISION: Brynna

RECOMMENDATION: GRANT SUBJECT TO CONDITIONS

REASONS: The application is considered to comply with the relevant policies of the Local Development Plan in respect of its visual impact, its impact upon the residential amenity and privacy of neighbouring properties and its impact upon highway safety.

REASON REPORTED TO COMMITTEE

- The application is reported to Committee for determination as three or more objections have been received.

APPLICATION DETAILS

Full planning permission is sought for the construction of a detached dwelling on a parcel of land to the rear of nos. 37 to 47 Heol Dewi, Brynna.

The dwelling would occupy an irregular shaped plot to the rear of nos. 37 to 47 Heol Dewi and would be accessed via the existing cul-de-sac serving nos. 29 to 35 Heol Dewi. The dwelling would be sited centrally within the plot with the front elevation facing a north-easterly direction.

The dwelling would have an almost rectangular shaped footprint and measure a maximum of 8.7 metres in width by 14 metres in depth with a pitched roof design which would measure 8 metres in height to its ridge and 5 metres in height to its eaves.

Living accommodation would be arranged over two floors. The ground floor would consist of an open-plan kitchen/lounge/dining room, utility room, W.C, with an integral

garage. Three bedrooms, one with en-suite, a family bathroom, and a terrace area off the master bedroom would be located at first floor level.

Externally, the dwelling would be finished with buff coloured brickwork and cladding in 'Evening Blue', the roof would be finished with artificial slate and the windows and doors would be grey uPVC.

The application is accompanied by the following:

- Coal Mining Risk Assessment;
- Preliminary Ecological Appraisal.

SITE APPRAISAL

The application site relates to an irregular shaped plot of land which runs along the rear boundaries of nos. 39-47 Heol Dewi, Brynna. It measures approximately 310m² and is relatively flat in profile.

The surrounding area is residential in character with properties in Heol Dewi predominantly being two-storey, semi-detached properties with frontages set back from the adopted highway by open-plan front gardens and driveways. They are all of a similar scale and design, although most have been extended in various ways.

The site is situated inside the defined settlement boundary as prescribed by the Rhondda Cynon Taf Local Development Plan. It is not allocated for any particular purpose and is not subject to any further constraints.

PLANNING HISTORY

The most recent planning applications at the site are:

95/0292/13: Use of the plot for the construction of one dwelling (additional plans received 24th August, 1995).

Decision: Granted, 18/09/1995.

PUBLICITY

The application has been advertised by means of direct neighbour notification and the erection of site notices in the vicinity of the site. Three letters of objection have been received and are summarised as follows:

- The balcony/terrace to the rear elevation will impact upon the privacy of neighbouring residents and will overlook their properties and gardens.
- The development will impact upon natural light currently received by neighbouring properties.
- There is concern that the development will impact upon local wildlife.
- Some neighbouring properties are at a lower ground level and there is concern that the development may put them at risk of flooding.

- The development may impact upon ground stability.
- The neighbouring gardens are wet and boggy and rely on soaking away to a pond on the other side of the development, there is concern as to how this would continue if the development were built.
- The apex of the garage/bedroom 2 would be very tall and in close proximity to our garden and will be overbearing.
- The design of the property is not in-keeping with the rest of the estate.

CONSULTATION

Coal Authority – No objection, subject to conditions.

Public Health and Protection – No objection subject to conditions.

Transportation – No objection subject to a condition and advisory notes.

Ecology – No objection, subject to a condition.

Public Right of Way – No objection, subject to a condition.

Waste Management – No objection.

Dwr Cymru Welsh Water – No objection.

South Wales Fire Service – No objection.

Western Power – No objection.

POLICY CONTEXT

The application site lies inside the defined settlement boundary for Brynna and is not allocated for any specific purpose.

Rhondda Cynon Taf Local Development Plan

Policy CS2 - sets out criteria for development in the Southern Strategy Area.

Policy AW1 – sets out the criteria for new housing proposals.

Policy AW2 - supports development in sustainable locations and includes sites that are accessible by a range of transport modes and would not unacceptably conflict with surrounding uses.

Policy AW5 - sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 - requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

Policy AW8 – development proposals will be required to demonstrate what measures are proposed for the protection and management of protected and priority species.

Policy AW10 - requires development proposals to have an acceptable impact on health and safety and local amenity in respect of issues such as pollution control and flooding.

Policy SSA13 - sets out criteria for the consideration of development proposals within settlement boundaries.

Supplementary Planning Guidance:

Design and Placemaking
Access, Circulation and Parking
Nature Conservation

National Guidance

In the determination of planning applications, regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

The Welsh Government published Planning Policy Wales 10 on 5th December 2018, and the document aims to incorporate the objectives of the Well-being of Future Generations (Wales) Act into Town & Country Planning.

It is considered that this proposal meets the seven wellbeing of future generations goals inasmuch as they relate to the proposed development and that the site has been brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is consistent with the key principles and requirements for Placemaking as set down in Chapter 2 People and Places: Achieving Well-being Through Placemaking, of PPW10 and is also consistent with the following inasmuch as they relate to the development

Chapter 1 (Managing New Development)
Chapter 2 (Maximising Well-Being and Sustainable Places through Placemaking)
Chapter 4 (Active and Social Places)

Other relevant policy guidance consulted:

PPW Technical Advice Note 5: Nature Conservation and Planning
PPW Technical Advice Note 12: Design
PPW Technical Advice Note 18: Transport

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

Principle of the proposed development

The application proposes the construction of one residential dwelling with associated vehicular access and parking areas on a parcel of land that is currently vacant. The site is located within defined settlement limits and, as such, the key consideration is whether the principle of residential development is acceptable on the site. In addition, it is also necessary to consider whether the site is capable of accommodating the dwelling, associated means of access and parking facilities without resulting in a detrimental impact upon the amenity and privacy of neighbouring dwellings and the character and appearance of the area. The implications of the development upon highway safety in the vicinity of the site is a further consideration.

The application site is situated within the defined settlement boundary as prescribed within the Rhondda Cynon Taf Local Development Plan and it is noted that the surrounding area is predominantly characterised by residential properties. The site has also historically benefited from outline planning permission for a single dwelling, however this has now expired. It is therefore considered that the general principle of residential development in this location is acceptable, subject to an assessment of the criteria set out below.

Impact on the character and appearance of the area

The development plot is a currently vacant plot of land to the rear of nos. 37-47 Heol Dewi. Having assessed the proposed site layout provided, it is considered the resulting plot would be physically large enough to accommodate the proposed dwelling and off-street car parking and private amenity areas without resulting in over-development of the plot.

In terms of siting, the amended layout plan provided illustrates that the dwelling would not have a direct frontage with the adopted highway and would be set back to provide off-street parking spaces and a turning area. Whilst this is of some concern, it is acknowledged that it would be impossible for the dwelling to have a direct frontage onto the highway, given the location of the plot.

In terms of the design, the proposed dwelling would appear to be more modern in comparison to the existing properties in the immediate vicinity, however it is not considered that the modern appearance would necessarily be a bad thing and it is not considered that the proposed dwelling would detract from the existing character and appearance of the area as is a concern of one of the objectors. The proposed height of the property albeit taller than the surrounding residential properties, is considered to be acceptable as it is not considered that the dwelling would be highly prominent from the street scene of Heol Dewi. Therefore, it is not considered that the overall design of the proposed development would be unduly harmful to the character and appearance of the surrounding area.

Impact on residential amenity and privacy

The proposed dwelling would be sited in close proximity to the southern boundary of the site and it is acknowledged that there is potential for a dwelling in this location to have some impact on the residential amenity and privacy of existing residential

properties that are adjacent to this boundary, which is referred to by the objectors. It is noted that the dwelling would not have any windows facing towards the southern boundary at first floor level, a set of bi-fold doors are located at ground floor level however the elevation in which they sit is set back within the plot and views created by them would be hindered by existing boundary treatments. There is a raised terrace area proposed to the rear elevation off the master bedroom and it is acknowledged that this may have views of the rear windows and gardens of neighbouring dwellings, as are concerns of the objectors, however, it is not considered that the views created would be any more harmful than those a large window or Juliet balcony would have. It is however considered reasonable to append a condition requiring a privacy screen be constructed along the southern elevation of the terrace area. As such, it is considered that the level of overlooking could be adequately addressed through the provision of a suitable privacy screen.

The height of the dwelling is acceptable and its position to the north of the nearest properties would ensure that it would not result in any overshadowing or loss of outlook to these properties. One of the objectors raise the issue that the side elevation of the dwelling could be overbearing to their property due to its height, however, the side elevation would be sited approximately 16 metres away from the rear elevations of the properties along Heol Dewi and it is therefore considered that the level of overbearing would not be great enough to warrant refusal.

Impact on highway safety

It is noted that the Council's Transportation Section raised objections to the initial plans submitted with the application. The issues were discussed with the applicant resulting in amended plans being submitted in order to overcome the objections raised. Therefore, a revised consultation response has been received from the Transportation Section which raises no objection to the proposal subject to conditions.

The response received notes that the site is accessed via a spur off Heol Dewi which lacks adequate turning area to enable vehicles to enter and exit in a forward gear, which gives cause for concern. Also, the spur narrows to circa 4.8m opposite the access to house no. 35. This results in difficult vehicular manoeuvres to and from house no. 35. The amended site layout plan indicates that the site boundary is to be set back to increase the width of the access and provide an informal turning area. Whilst the proposed turning area is not in accordance with the councils standards, the proposal offers betterment over the existing arrangement. As such, on balance the proposal is considered acceptable.

The proposal is for a 3 bedroom dwelling. In accordance with the council's adopted SPG, a maximum of 3 off-street spaces are required. The proposal includes an integral garage with clear internal dimensions of 3m x 6m and a further 2 spaces on the proposed drive. As such, the proposal benefits from adequate off-street parking provision.

The proposal is considered to be acceptable in terms of the impact it would have on highway safety in the vicinity of the site and it would therefore comply with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Other:

The following other material considerations have been taken into account in the consideration of the application, though were not the key determining factors in reaching the recommendation:

Ecology

The Council's Ecologist has commented that the ecology report submitted in support of the application concludes that ecological impacts of the development can be mitigated to an acceptable level subject to some mitigation measures. It is requested to append a condition requiring a Wildlife Protection Plan and therefore a condition will be appended.

Public Right of Way

It is noted that the site is crossed by a Public Right of Way, namely Footpath 34 Peterston-Super-Mortem. The Council's Public Rights of Way Officer has raised no objection subject to a condition to ensure that no development takes place until the footpath is formally stopped up or diverted. The condition will therefore be appended.

Coal Risk

The Coal Authority have commented that they do not consider that the supporting Coal Mining Risk Assessment report definitively demonstrates that the application site is unaffected by past unrecorded shallow coal mining activity. They therefore consider that intrusive investigations are required to establish the exact situation regarding shallow coal mining legacy at the site and to inform any remedial measures required to ensure the safety and stability of the proposed development. Two conditions are provided to be appended, without which The Coal Authority would object to the application.

Public Health

The Council's Public Health & Protection Section have raised no objections to the proposal, however, a number of conditions have been suggested in relation hours of operation, noise, waste, dust and possible land contamination. Whilst these comments are appreciated, it is considered that issues relating to hours of operation, noise, dust and waste can be more efficiently controlled by other legislation. The condition in respect of land contamination is however considered necessary and is suggested below.

Drainage

It is noted that objectors raise concern with regards to drainage at the site. Consultation has been undertaken with the Council's Flood Risk Management Section with a view to assessing any potential impacts upon land drainage. No objection has been received in relation to the application or conditions suggested.

Community Infrastructure Levy Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is liable for a charge under the CIL Regulations 2010 as amended. The application site lies within Zone 3 of Rhondda Cynon Taf's Residential Charging Zones, where there is a liability of £85 / sqm for residential development (including extensions to dwellings over 100 sqm).

The CIL (including indexation) for this development is expected to be £19,659.54.

Conclusion

The proposal is considered to be acceptable in terms of its principle, the impact it would have on the character and appearance of the surrounding area, the impact it would have upon the residential amenity and privacy of surrounding properties and the impact it would have on highway safety.

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved plan nos. 501:01 B, 501:02 A, 501:03, and documents received by the Local Planning Authority on 25/11/2019, 10/02/2020, and 31/03/2020, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. Access and parking shall be laid out on site in permanent materials in accordance with submitted drawing no. "501:02 Rev A" prior to beneficial occupation. The parking spaces indicated shall remain for the purpose of parking only.

Reason: To ensure vehicles are parked off the highway in the interests of highway and pedestrian safety and in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

4. No development shall commence until details of a privacy screen along the southern elevation of the raised terrace area have been submitted to the Local Planning Authority for consideration and approved in writing. The privacy screen shall be constructed in accordance with the approved details and shall remain in perpetuity.

Reason: To ensure that the development would not result in undue loss of privacy to neighbouring properties and their gardens, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

5. No development shall take place until a Wildlife Protection Plan has been submitted to and approved in writing by the local planning authority. The plan shall include:
- a) An appropriate scale plan showing Protection Zones' where construction activities are restricted and where protective measures will be installed or implemented;
 - b) Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
 - c) A timetable to show phasing of construction activities to avoid periods of the year when sensitive wildlife and species could be harmed;
 - d) Details of specific species and habitat mitigation measures for key species including bats, birds, and reptile
 - e) Maintenance of the northern buffer;
 - f) Details of wildlife sensitive lighting proposals;

Persons responsible for:

- i) Compliance with legal consents relating to nature conservation;
- ii) Compliance with planning conditions relating to nature conservation (Ecological Clerk of Works);
- iii) Installation of physical protection measures and management during construction;
- iv) Implementation of sensitive working practices during construction;
- v) Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction;
- vi) Specific species and Habitat Mitigation measures
- vii) Provision of training and information about the importance of the 'Buffer Zone' to all construction personnel on site.

Reason: To ensure the protection and mitigation of ecology at the site in accordance with Policy AW8 of the Rhondda Cynon Taff Local Development Plan.

6. No development shall commence on site until the element of Public Right of Way Footpath 34 Peterston-Super-Mortem that crosses the site is formally stopped up or diverted.

Reason: To ensure the protection of the public rights of way which cross the site in accordance with Policy AW5 of the Rhondda Cynon Taff Local Development Plan.

7. No development shall commence until intrusive site investigations have been carried out on site to establish the exact situation in respect of coal mining legacy features and the findings of the intrusive site investigations have been

submitted to and approved by the Local Planning Authority. The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.

Reason: To ensure that the development would not result in any risk of land instability, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

8. Where the findings of the intrusive site investigations (required by condition no. 7 above) identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to and approved by the Local Planning Authority. Following approval, the remediation works shall be implemented on site in complete accordance with the approved details prior to beneficial occupation of the dwelling hereby approved.

Reason: To ensure that the development would not result in any risk of land instability, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.



PLANNING & DEVELOPMENT COMMITTEE

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 19/1236/13 (KN)
APPLICANT: Mr R Turner
DEVELOPMENT: Outline application for 5 No self build plots with all matters reserved.
LOCATION: SION TERRACE, TIRFOUNDER ROAD, CWMBACH, ABERDARE
DATE REGISTERED: 28/11/2019
ELECTORAL DIVISION: Cwmbach

RECOMMENDATION: Approve

REASONS: The application site is located within the defined settlement boundary and within an established residential area that is well connected in terms of the sustainable transport options and services and amenities on offer. The principle of developing the site for residential purposes is therefore considered to be acceptable.

The application is made in outline with all matters reserved for future consideration however, the submitted indicative site layout plan indicates that the site could be developed to have a limited impact upon the character and appearance of the site and surrounding area, upon the amenity and privacy of existing residential properties and upon highway safety in the vicinity of the site.

The application therefore complies with the relevant policies of the Local Development Plan.

REASON APPLICATION REPORTED TO COMMITTEE

- The proposal is not covered by determination powers delegated to the Director of Prosperity & Development

APPLICATION DETAILS

Outline planning permission is sought for the construction of 5 dwellings on a parcel of land that is situated at the rear of Sion Terrace, Tirfounder Road, Cwmbach. All matters of detail are reserved for future consideration however, an indicative site layout plan has been submitted which indicates how the site may be developed. Whilst the application forms state that the site is located at the rear of Sion Terrace, it is

considered that it is more accurately described as being located at the rear of Crown Row.

The indicative site layout plan indicates that the proposed dwellings would be located towards the most north-eastern boundary of the site with access being provided off an existing access between 6 & 7 Crown Row. An enclosed garden and off-street parking provision would be provided for each property.

Details submitted with the application indicate minimum and maximum dimensions for each dwelling, as detailed below:

- Plot 1: min. width: 10m, max. width: 21m; min. depth: 9.5m, max. depth: 13m; min. height: 8m, max. height: 10m;
- Plot 2: min. width: 10m, max. width: 15m; min. depth: 9.5m, max. depth: 15m; min. height: 8m; max. height: 10m;
- Plot 3: min. width: 10m, max. width: 15m; min. depth: 9.5m, max. depth: 15m; min. height: 8m, max. height: 10m;
- Plot 4: min. width: 10m, max. width: 15m; min. depth: 9.5m, max. width: 15m; min. height: 8m, max. height: 10m;
- Plot 5: min. width: 11m, max. width: 18m; min. depth: 11m, max. depth: 18m; min. height: 8m, max. height: 10m.

The application is accompanied by the following:

- Coal Mining Risk Assessment (2016);
- Ecological Survey Report (2017);
- Preliminary Ecological Appraisal (2016)

SITE APPRAISAL

The application site relates to an irregular shaped parcel of land that is situated on the steep slope between properties in Crown Row, Tirfounder Road and Bron Haul in the village of Cwmbach. Measuring approximately 0.62 hectares, the site slopes from north-east to south-west and is predominantly characterised by a bank of bracken/bramble. Access to the site is currently gained via an unmade track and farm gate between no's. 6 & 7 Crown Row.

The surrounding area is predominantly residential in character with typical two-storey terraced properties located in Crown Row to the south-west and two-storey, semi-detached properties located in Bron Haul to the north-east. Cwmbach Church in Wales Primary School and a Public Right of Way (CWM/12/2) are located to the eastern boundary whilst an area of mature ancient woodland and a brook is located to the western boundary.

PLANNING HISTORY

17/0195	Land to the rear of Sion Terrace, Cwmbach, Aberdare	Outline planning application for residential development of	Refused 27/06/17 Appeal:
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approximately 15 dwellings, open space, landscaping, drainage features and associated infrastructure with all matters reserved except for access. Allowed with Conditions 15/06/18

PUBLICITY

The application has been advertised by means of direct neighbour notification and through the erection of site notices in the vicinity of the site. No letters of objection or representation have been received.

CONSULTATION

Coal Authority – No objection, subject to condition

Countryside, Landscape, Ecology – No objection, subject to condition and S106 agreement

Cynon Valley Ramblers – No response received within the statutory consultation period

Dwr Cymru Welsh Water – No objection, subject to condition and advisory note

Fire Service – Consideration should be given to the provision of adequate water supplies for firefighting purposes and access for emergency firefighting appliances.

Flood Risk Management – No objection, subject to conditions

Highways and Transportation – No objection, subject to conditions

Natural Resources Wales – No objection

Public Health and Protection – No objection, subject to conditions

Public Rights of Way Officer – No response received within the statutory consultation period

Western Power- No response received within the statutory consultation period

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site is located inside the defined settlement boundary, within the Northern Strategy Area. It is not allocated for any specific purpose.

Policy CS1 – focuses on developing sustainable communities to support and reinforce the role of the Principle Town of Aberdare, achieved by providing high quality, affordable accommodation and ensuring the removal and remediation of under used and previously used land.

Policy CS4 – defines housing land requirements.

Policy AW1 – sets out the means by which new housing will be delivered through the development plan.

Policy AW2 – advises that development proposals on non-allocated sites will only be supported in sustainable locations.

Policy AW5 – sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 – requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

Policy AW8 – sets out the criteria for the protection and enhancement of the natural environment.

Policy AW10 – development proposals must overcome any harm to public health, the environment or local amenity as a result of flooding.

Policy NSA10 – reinforces housing density targets for residential development proposals, stating that proposals should be a minimum of 30 dwellings per hectare.

Policy NSA12 – provides criteria for development within settlement boundaries.

Supplementary Planning Guidance

Design and Placemaking

Nature Conservation

Planning Obligations

Access Circulation and Parking

National Guidance

In the determination of planning applications regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 10 sets out the Welsh Government's current position on planning policy, which incorporates the objectives of the Wellbeing of Future Generations Act in to planning.

It is considered that the current proposals meet the seven wellbeing of future generation's goals inasmuch as they relate to the proposed development and the site is being brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking as defined by chapter 2 people and places: Achieving Wellbeing through Placemaking of the policy document and that the proposal is also consistent with the following insofar as they relate to the development proposed –

Chapter 1 managing new development.
Chapter 2 achieving wellbeing through placemaking
Chapter 3 strategic and spatial choices.
Chapter 4 active and social places
Chapter 5 productive and enterprising places
Chapter 6 distinctive and natural places.

Other relevant policy guidance consulted:

PPW Technical Advice Note 1: Joint Housing Land Availability Studies;
PPW Technical Advice Note 5: Nature Conservation and Planning;
PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 18: Transport;
Manual for Streets

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

It is considered that the key considerations in the determination of this planning application will be whether the principle of residential development at the application site is acceptable in the first instance, and if so, whether the site is capable of accommodating the proposed dwellings, associated means of access/parking/turning facilities and sufficient amenity space without resulting in a detrimental impact upon the amenity and privacy of neighbouring properties; the character and appearance of the surrounding area; and highway safety in the vicinity of the site.

Principle of the proposed development

Policies AW1, AW2 and NSA12 primarily seek to promote development in sustainable locations and within defined settlement boundaries, as defined by the Rhondda Cynon Taf Local Development Plan, in order to ensure that the development does not unacceptably conflict with surrounding uses, is accessible by a range of sustainable modes of transport and is in close proximity to key services and facilities.

In the case of this application, the site is located within the defined settlement boundary and within an established residential area. It has good access to local services and facilities such as schools and shops and, with local bus and train services within

walking distance, it is considered to have good access to a range of sustainable modes of transport. The proposal would therefore be compatible with surrounding land uses and would comply with the general thrust of planning policy at both national and local level. Furthermore, the use of the site for residential purposes has already been established through the consideration of a previous outline application (ref. 17/0195) for 15 dwellings. The application was originally refused on highway and ecology grounds but was subsequently allowed (with conditions) at appeal.

It is also noted that the RCT Joint Housing Land Availability Study 2019 calculates the current supply to be 1.3 years which is a deficit of 3.6 years against the minimum required by national policy. As such, the proposed development would go some way to increasing the Authority's housing land supply.

There is some concern that the proposal would not comply with Policy NSA10, which requires a minimum net residential density of 30 dwellings per hectare. With only 5 dwellings proposed on a site measuring approximately 0.62 hectares, the net residential density would equate to approximately 8 dwellings per hectare, which is significantly below the minimum requirement. However, the policy does allow for lower density levels where it can be demonstrated that they are necessary to protect the character of the site or the surrounding area; to protect the amenity of existing or future residents; and, they still make adequately efficient use of the site. It is considered that due to the sloping nature of the site and its relationship with existing properties, a lower density would be acceptable in this instance. Furthermore, the highway network surrounding the site is considered to be sub-standard and a reduction in the number of units would therefore present an improvement to what could potentially occur through the implementation of the 15 units allowed at the previous appeal.

In light of the above, the proposal to develop the application site for residential purposes is considered to be acceptable in principle, subject to an assessment of the criteria set out below.

Impact on the character and appearance of the area

The application has been made in outline with all matters reserved for future consideration. As such, no details are required to be submitted with regards to the overall design of the proposal however, the application is accompanied by an indicative site layout plan which indicates how the site may be developed.

The plan indicates that the site would be accessed via a new private driveway between no's. 6 & 7 Crown Row with the proposed dwellings being located towards the north-eastern boundary. The steeply sloping nature of the site will inevitably influence the siting of the proposed dwelling however, it is considered that arranging the site in this way is acceptable in principle. Furthermore, the proposed minimum and maximum dimensions, including a ridge height range between 8m and 10m, are also considered to be acceptable.

Impact on residential amenity and privacy

Whilst the exact siting, scale and design of the proposed dwellings would be considered at reserved matters stage, it is considered that the site could be developed in such a way so as to have a limited impact upon existing residential properties.

Whilst no sections have been submitted with the application to demonstrate the potential impact of the proposed dwellings on existing properties in Bron Haul and Crown Row, the indicative site layout plan indicates that the proposed dwellings would be sited closer to properties in Bron Haul, which are located at a higher ground level, than to properties in Crown Row, which are located at a lower ground level. Therefore, given the differences in ground level and the separation distances that would be maintained between habitable windows, it is unlikely that the proposed dwellings would give rise to a significant overbearing, overshadowing or overlooking impact that would warrant the refusal of the application.

Access and highway safety

The application has been assessed by the Council's Highways and Transportation Section in order to determine the potential impact of the proposal on highway safety in the vicinity of the site. The comments received raise some concern that the access road leading to the site via Crown Row/Sion Terrace is sub-standard in terms of width for two-way vehicular movement, junction radii with Bridge Road, forward vision onto Sion Terrace from Bridge Road and lack of segregated footway facilities to accommodate the increase in vehicular and pedestrian movement associated with the proposal. However, taking into account the previous appeal decision (ref. 17/0195) whereby the inspector approved a housing development for up-to 15 dwellings served off the same sub-standard access point, the proposal is, on balance, considered to be acceptable and no objection is raised, subject to conditions.

Other Issues:

The following other material considerations have been taken into account in considering the application, though were not the key determining factors in reaching the recommendation.

Public Health

The Council's Public Health & Protection Section have raised no objections to the proposal, however, a number of conditions have been suggested in relation to hours of operation, noise, waste and dust. Whilst these comments are appreciated, it is considered that issues relating to hours of operation, noise, dust and waste can be more efficiently controlled by other legislation and the suggested conditions are not considered necessary. An appropriate informative note is considered to be sufficient in this instance.

Land Drainage

The application has been assessed by the Council's Flood Risk Management Team in order to determine the potential impact of the proposal on land drainage. The comments received indicate that the site is situated adjacent to a high risk ordinary watercourse and concern would be raised if surface water was proposed to be

discharged to it. As such, a condition has been recommended to ensure that the proposal would not have a negative impact on existing properties surrounding the site.

Ecology

The application is accompanied by an Ecological Survey (dated 2017) which has been assessed by the Council's Ecologist. The report acknowledges that there are records of Bats in the area, together with other protected species and subsequently identifies a series of mitigation measures which need to be secured via a condition. The report also highlights the need for long-term management of the mitigation buffer/grassland zone, which would need to be secured for the long term via a S106 agreement.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

As planning permission first permits development on the day of the final approval of the last of the reserved matters, CIL is not payable at outline stage, but will be calculated for any future reserved matters of full applications. However, the application site lies within Zone 1 of Rhondda Cynon Taf's residential charging zones where a £nil charge is applicable. Therefore, no CIL will be payable.

Section 106 Contributions / Planning Obligations

Section 106 of the Town and Country Planning Act (as amended) enables local planning authorities and developers to agree to planning obligations to require operations or activities to be carried out on land (in-kind obligations) or require payments to be made (financial contributions), to mitigate any unacceptable impacts of development proposals.

The Community Infrastructure Levy (CIL) Regulations 2010, with effect from 6 April 2010, state that a planning obligation (under S.106) may only legally constitute a reason for granting planning permission if it is:

1. necessary to make the development acceptable in planning terms;
2. directly related to the development; and,
3. fairly and reasonably related in scale and kind to the development.

Welsh Office Circular 13/97 Planning Obligations provides procedural guidance on the role of planning obligations in mitigating the site-specific impacts of unacceptable development to make it acceptable in planning terms. The Welsh Government Development Management Manual also advises planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition and when it meets the three tests above. Further guidance regarding what types of obligations developers may be expected to contribute towards is also contained within Policy AW4 of the Local Development Plan and the Council's SPG on Planning Obligations, however it is made clear that this is intended to form the basis of negotiations between all parties.

The Section 106 requirements in this case

The developer will be required to enter into a S106 agreement for the following:

- Nature conservation – the agreement of a public open space management plan which includes the set-up, design and long term management of the ecological mitigation areas;
- The revocation of the previous planning permission (ref. 17/0195/13).

It is considered that these requirements meet all of the above tests and are compliant with the relevant legislation.

Conclusion

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the impact it would have on the character and appearance of the site and surrounding area, the impact it would have on the amenity and privacy of surrounding residential properties and in terms of the impact it would have on highway safety in the vicinity of the site.

RECOMMENDATION: Approve subject to S106 Agreement

1. (a) Approval of the details of the access, layout, scale and appearance of the building(s) and the landscaping of the site (hereinafter referred to as "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

(b) Plans and particulars of the reserved matters referred to in (a) above relating to the layout, scale and appearance of any building to be erected and the landscaping of the site shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

(c) Applications for the approval of reserved matters shall be made before the expiration of 3 years from the date of this permission.

(d) The development hereby permitted shall be begun before whichever is the latter of either (i) the expiration of 5 years from the date of this permission or (ii) the expiration of 2 years of the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved

Reason: To comply with Sections 92 and 93 of the Town and Country Planning Act 1990.

2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed

or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

3. Prior to the construction of the dwellings hereby approved samples of the materials to be used in the construction of the external surfaces of the dwellings shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

4. No development shall commence until details of a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the residential use of the development and retained in perpetuity.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

5. Notwithstanding the submitted plans, development shall not begin until design and details of the private shared access including its tie in with Sion Terrace and surface-water drainage details have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation of the dwellings.

Reason: In the interests of highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

6. HGV's used as part of the development shall be restricted to 09:30am to 3.00pm weekdays, 09:00am to 13:00pm Saturdays with no deliveries on Sundays and Bank Holidays.

Reason: In the interests of highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

7. Off-street parking shall be in compliance with Rhondda Cynon Taf's Supplementary Planning Guidance on Delivering Design and Placemaking: Access, Circulation & Parking Requirements (March 2011).

Reason: In the interests of highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

8. No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted and approved in writing by the Local Planning Authority to provide for;
- a) the means of access into the site for all construction traffic,
 - b) the parking of vehicles of site operatives and visitors,
 - c) the management of vehicular and pedestrian traffic,
 - d) loading and unloading of plant and materials,
 - e) storage of plant and materials used in constructing the development,
 - f) wheel cleansing facilities,
 - g) the sheeting of lorries leaving the site.

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of the safety and free flow of traffic, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

9. Prior to the commencement of the development, a report indicating a methodology for undertaking a conditions survey of Sion Terrace, Tirfounder Road & Bridge Road affected by the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The report should include: the timescales for undertaking the surveys and the method(s) of reporting the findings to the Local Planning Authority; comprehensive photographs; and potential compensation arrangements. The development shall not be brought into use until the final survey on completion of the development hereby approved and any compensation arrangements have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the extraordinary traffic use arising from the proposed development does not have an adverse impact on highway safety.

10. No development shall take place until a Species, Tree and Habitat Protection Plan for Construction has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
- a) An appropriate scale plan showing 'Protection Zones' where construction activities are restricted and where protective measures will be installed or implemented;
 - b) Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
 - c) A timescale to show phasing of construction activities to avoid periods of the year when sensitive wildlife and species could not be harmed;

- d) Details of specific species and habitat mitigation measures (including bat, nesting bird and reptile);
- e) Details of wildlife sensitive lighting proposals;
- f) Details of water pollution control measures;
- g) Details of invasive plant control and removal;
- h) Details of trees and hedgerow protection;
- i) An agreed scheme of progress reporting to the Council during the construction programme. Persons responsible for:
 - i. Compliance with legal consents relating to nature conservation;
 - ii. Compliance with planning conditions (Ecological Clerk of Works);
 - iii. Installation of physical protection measures and management during construction;
 - iv. Implementation of sensitive working practices during construction;
 - v. Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction;
 - vi. Specific species and Habitat Mitigation measures;
 - vii. Provision of training and information about the importance of the 'Protection Zones' to all construction personnel on site.

All construction activities shall be implemented in accordance with the approved details and timing of the plan.

Reason: In the interests of maintaining biodiversity in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

11. Prior to the occupation of the dwellings hereby approved a plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved before the buildings are occupied.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan.

12. Demolition or construction works shall not take place outside the hours of 0800 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays and at no time on Sundays or Public Holidays.

Reason: In the interests of the amenity and privacy of neighbouring residential properties, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

13. No development shall commence until a scheme has been submitted to and approved in writing by the local planning authority of 'intrusive site investigations' and shall include:

a) A programme for the undertaking of that scheme of intrusive site investigations;

b) The submission of a report of findings arising from the intrusive site investigations; and

c) The submission of a scheme of remedial works for approval in writing by the local planning authority.

The remedial works shall be fully implemented prior to the development first being brought into beneficial use.

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan

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PLANNING & DEVELOPMENT COMMITTEE

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0048/10 (CA)
APPLICANT: Mr & Mrs C Flaherty
DEVELOPMENT: Proposed attic conversion and 'granny' flat (Amended Plans received 03/03/2020).
LOCATION: 2 ROWAN COURT, CWMDARE, ABERDARE, CF44 8HB
DATE REGISTERED: 15/01/2020
ELECTORAL DIVISION: Aberdare West/Llwydcoed

RECOMMENDATION: Approve, subject to conditions.

REASONS: The application is considered to comply with the relevant policies of the Local Development Plan. The principle of the development is supported and the proposal is deemed to have an acceptable impact upon the character and appearance of the area as well as upon the residential amenities of neighbouring properties and highway safety.

REASON APPLICATION REPORTED TO COMMITTEE

The application is reported to the Planning and Development Committee for final determination as three or more objections have been received and the application is recommended for approval.

APPLICATION DETAILS

Full planning permission is sought for a loft conversion involving the raising in height of the existing roof, as well as for the conversion and extension of the existing garage to create a residential annexe.

The proposed loft conversion would incorporate the raising in height of the existing bungalow roof by approximately 1.75 metres. It would provide an additional two bedrooms within the roof space, whilst two of the existing ground floor bedrooms would become an enlarged kitchen and study. As such, the bungalow would remain as providing three bedrooms. The proposed annexe would occupy the existing garage, which would also be extended on its northern side in place of an existing car port. It would provide a living room, bedroom, bathroom and store. External materials proposed would match the existing bungalow.

The application has been amended since its original submission by the replacement of three roof lights on the rear elevation of the bungalow with three sun tunnels. The amended plans were submitted in an attempt to alleviate concerns of overlooking raised by neighbouring residents.

SITE APPRAISAL

The application site consists of a detached bungalow located within a residential area of Cwmdare, Aberdare. The property is set back from the road frontage by approximately five metres and includes amenity space to its side and rear and a garage which is located to the north of the site.

Properties within Rowan Court are detached bungalows and those surrounding the site are predominately detached two storey dwellings.

The application site is located within both the Low and High Coal Risk Development Areas.

PLANNING HISTORY

There are no recent planning application associated with this site.

PUBLICITY

The application has been advertised by direct notification letter to neighbouring properties. Following receipt of the amended plans, the application was re-advertised by direct notification letter to neighbouring properties. Three objections have been received and are summarised as follows:

- The proposed roof lights on the rear elevation of the bungalow would overlook properties to the rear of the application site, resulting in a loss of privacy. The overlooking would be particularly severe should the existing conifer hedge be removed.
- The window on the rear elevation of the annexe would result in a loss of privacy to residential dwellings to the rear of the application site should the existing hedge be removed.
- The increase in height of the existing bungalow is not in keeping with existing properties in Rowan Court.

Following receipt of the amended plans, the application was re-advertised by direct notification letter to neighbouring properties. The Council has not received correspondence from the objectors withdrawing their comments and so it is assumed the objections still stand.

CONSULTATION

None undertaken.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan:

The application site lies within the defined limits of development but is not allocated for any specific purpose.

Policy CS 1 – Development in the North: Places an emphasis on building strong, sustainable communities.

Policy AW 2 – Sustainable Locations: Provides criteria to determine whether a site is located in a sustainable location.

Policy AW 5 – New Development: This policy sets out criteria for new development in relation to amenity and accessibility.

Policy AW 6 – Design and Placemaking: This policy requires development to involve a high quality design and to make a positive contribution to place making.

Supplementary Planning Guidance:

A Design Guide for Householder Development
Access, Circulation and Parking

National Guidance:

In the determination of planning applications regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 10 sets out the Welsh Government's current position on planning policy, which incorporates the objectives of the Wellbeing of Future Generations Act in to planning.

It is considered that the current proposals meet the seven wellbeing of future generation's goals inasmuch as they relate to the proposed development and the site is being brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking as defined by Chapter 2 People and Places: Achieving Wellbeing through Placemaking of the policy document and that the proposal is also consistent with the following insofar as they relate to the development proposed:

- Chapter 3 (Strategic and Spatial Choices)
- Chapter 4 (Active and Social Places)
- Chapter 6 (Distinctive and Natural Places)

Other relevant national policy guidance considered:

PPW Technical Advice Note 12: Design

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

Principle of the proposed development:

The proposal is for both a loft conversion which involves raising the height of the existing roof, and for the creation of a 'Granny Flat' which involves the conversion of and extension to the existing garage.

The general principle of the proposal is acceptable given the plans seek to extend an existing residential dwelling and utilise the existing garage as habitable accommodation, which would be associated with the host property.

Impact on the character and appearance of the area:

Rowan Court consists of five bungalows, whilst the wider surrounding area predominately consists of detached two storey dwellings. The bungalows within Rowan Court are of similar style and design. To facilitate the loft conversion, the ridgeline of the property would increase by approximately 1.75 metres. Although this would result in the bungalow being higher than the adjacent property, it is not considered that it would look out of place. The Objector's concern regarding the increase in height of the bungalow is noted, however, there are already various differences between bungalows within Rowan Court, such as the presence of dormer windows on one. As such, it is considered acceptable.

In terms of the proposed annexe, this would be single storey in height and set back from the road frontage. In addition, it would be located at the end of the cul-de-sac and so would not be highly visible from the wider area. It is considered that there is adequate space within the north of the site to accommodate the extension proposed, whilst maintaining adequate amenity space around the main dwelling.

Furthermore, external materials proposed would match the host dwelling and blend well with the locality.

Overall, the siting, scale and design of the development, as well as the materials proposed, are regarded as having an acceptable impact upon the character and appearance of the application site and surrounding area.

Impact on residential amenity and privacy:

The properties to the rear along Ashbourne Court are positioned at a higher level than the application site and so the proposals would not result in any severe overshadowing or overbearing impacts upon them. Due to the increase in roof height of the main property, there may be some additional overshadowing from the bungalow to adjacent

neighbours within Rowan Court, however this would be limited due to the bungalow's orientation and adequate separation distances.

All three objections suggest that the proposal would result in overlooking to properties to the rear of the application site, along Ashbourne Court. It was originally proposed to install three roof lights within the rear roof plane, however the Applicant has submitted amended plans which replace the roof lights with sun tunnels in an attempt to overcome the concerns. The rear elevation of properties to the rear of the site are positioned approximately 20 metres away from the rear elevation of 2 Rowan Court. In addition, any fenestration on the roof plane would be positioned at an angle rather than directly facing the rear of properties along Ashbourne Court. As such, the proposal is considered to have an acceptable impact upon privacy levels, even if the existing hedge is removed and replaced with another type of boundary treatment.

The proposed annexe would be positioned in close proximity to the site's north western boundary, and approximately 16 metres from the rear face of No. 19 Ashbourne Court. Given the window on the rear elevation would be contained at single storey level, it is not considered that severe overlooking from this elevation would occur to properties to the rear. The concerns regarding overlooking from the annexe should the hedge be removed are noted. Should the hedge be removed, property owners would have the option to install other boundary treatments, which would also obscure the proposed ground floor window.

The living room and bedroom windows would be placed on the front elevation of the annexe. Given the elevated position of the site in relation to No.3 Rowan Court, these windows would look down on the neighbouring property. They would however mainly face the side elevation of this property, rather than directly fronting habitable room windows or private amenity space. As such, this is considered acceptable.

In order to protect the residential amenities of neighbouring properties, as well as future occupiers of the proposed development, it is recommended that a condition be imposed on any planning permission ensuring that the use of the annexe remains ancillary to that of the main dwelling.

On balance, in terms of the impact on the amenity and privacy of neighbouring residents, the application is considered to be acceptable as it would not result in an undue loss of light or privacy or have any overbearing impacts.

Impact on highway safety:

The application site is served off Rowan Court which is a residential cul-de-sac serving five dwellings. There would be no change to the way in which the site is accessed.

The submitted Block Plan indicates that there is adequate space within the application site for the parking of five cars. As such, it is considered that the proposal is unlikely to result in a significant increase in on street car parking.

Based on the above, the proposal would have an acceptable impact upon highway safety.

Community Infrastructure Levy (CIL) Liability:

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is not CIL liable under the CIL Regulations 2010 (as amended).

CONCLUSION

Having taken account of all of the issues outlined above, the proposal is considered acceptable and in accordance with the development plan. Therefore the application is recommended for approval, subject to conditions.

APPROVE SUBJECT TO THE FOLLOWING CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the following approved plans:

- Existing and Proposed Floor Plans and Proposed Sections (Sheet 1 of 2), dated 03/03/2020;
- Existing and Proposed Elevations, Existing Section and Proposed Block Plan (Sheet 2 of 2), dated 03/03/2020; and

documents received by the Local Planning Authority (LPA) on 15/01/2020, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. The annexe/granny flat hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use the dwelling known as 2 Rowan Court, Cwmdare, Aberdare, CF44 8 HB.

Reason: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.



PLANNING & DEVELOPMENT COMMITTEE

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0110/15 (GH)
APPLICANT: Mr D James
DEVELOPMENT: Variation of condition 2 amendments to approved plans (previous app 15/1007/10) to reposition house and driveway. (CMRA received 7th March 2020)
LOCATION: LAND ADJACENT 22 JESTYN STREET, PORTH, CF39 0DN
DATE REGISTERED: 07/03/2020
ELECTORAL DIVISION: Porth

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW:

REASONS:

The revised position of the dwelling, to relocate the vehicular access to its eastern side, would be acceptable and neither detrimental to the character or appearance of the site and surrounding area, to the amenity of nearby residents, or highway safety. The development would therefore be in accordance with Policies AW5, AW6, AW8 and AW10 of the Local Development Plan.

REASON APPLICATION REPORTED TO COMMITTEE

A request has been received from Councillor Julie Williams for the matter to come to Committee for the reason that the revised access to the site will inhibit both the access to other properties and the turning of vehicles in the street.

APPLICATION DETAILS

Permission is sought to vary condition 2 of planning permission 15/1007/10 to enable a revision to the scope of the scheme.

The extant consent permits the construction of a new four bedroom dwelling on a parcel of land at the end of Jestyn Street. The dwelling would have been positioned centrally within the site to enable a crossover and driveway to be laid between its eastern side elevation and the boundary with the neighbouring house no.22.

However, in order to simplify construction and manage the southerly fall in level, the applicant seeks to reposition the house towards the eastern boundary and have the driveway and vehicular access to the west.

The design and dimensions of the house would remain as per the extant approval and have an L-shaped footprint to a width of 9.3m and maximum depth of 10.6m. The house would also be very slightly higher in the plot such that the ridge of the twin-pitch roof, with rear facing gable, would be almost at the same height as no.22.

Furthermore, on account of the driveway being located to the opposite side, the repositioning of the house towards the east would result in a gap of 1.2m being left between the side of the new dwelling and the boundary. The front boundary wall, of natural stone, with stone piers and topped with railings, would therefore extend across the front of the house since there would be no need to leave space for pedestrian or vehicular access at this point.

The accommodation would be arranged over two floors and comprise a lounge, kitchen/diner, study and utility to the ground floor, with four bedrooms, a bathroom and en-suite above. In addition to a small garden area and two off-street parking spaces, the previously approved retaining wall to the rear would be unaltered.

In respect of external finishes the principal elevation would be of reconstituted stonework, with render to the sides and rear. Further detail would include stone cills and brick reveals, whilst the roof would be enclosed by tiles of reconstituted slate.

The application has been accompanied by a Coal Mining Risk Assessment.

SITE APPRAISAL

The application site is a vacant, almost square, plot located within the settlement boundary to the northern side of Porth.

The site is set on the northern side of Jestyn Street, on land that previously accommodated a terrace of Victorian dwellings, most of which were demolished some time in the later 20th century.

It was noted during the site visit that the topography of the site is steep, and the significant drop in level from the north-west to the south-east is evidenced by a fall of almost 9m across the site from the rear to the front.

Most of the neighbouring properties are located on the southern side of Jestyn Street and at Troedyrhiw Road to the north, and comprise older terraces, although there is a more recently-built large detached house, Tŷ Ni, at the western end of Jestyn Street.

PLANNING HISTORY

The most recent or relevant applications on record associated with this site are:

19/1241/15: Variation of condition 2 of planning consent 15/1007/10 to reposition house within plot. Decision: 10/12/2019, Withdrawn by Applicant

- 19/0274/38:** Discharge of conditions: 3 (Materials), 4 (Boundary Treatment), 5 (Drainage), 6 (Structural Calculations), 8 (Traffic Management & Wheel Washing), 10 (Wildlife Protection Plan) of planning consent 15/1007/10. Decision: 16/05/2019, Grant.
- 15/1007/10:** Erection of a detached dwelling with off street parking. Decision: 16/08/2016, Grant.
- 07/1859/10:** 3 No detached houses, site access road and provision of turning facility. Decision: 11/02/2008, Refuse.

PUBLICITY

The application has been advertised by direct notification to thirteen neighbouring properties and notices were erected on site.

No written objections or letters of representation have been received.

CONSULTATION

Public Health and Protection

No objections

Highways

No objection, subject to a conditions and informative notes.

Coal Authority

The response of the Coal Authority will be reported to Members at the Committee meeting.

Countryside - Ecologist

There may be some reptile habitat left on the site, so the condition from the previous consent should be carried over.

Dwr Cymru Welsh Water

No objection to and it is asked that any drainage conditions on the original consent are brought forward.

Western Power Distribution

If a new connection or a service alteration is required they will need to make a separate application to WPD.

No other consultation responses have been received within the statutory period.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies outside of the settlement boundary for Porth

Policy CS1 - promotes developments which will support principal towns and key settlements

Policy AW1 - sets out the criteria for new housing proposals

Policy AW2 - promotes development in sustainable locations

Policy AW4 – details the criteria for planning obligations including the Community Infrastructure Levy (CIL).

Policy AW5 - sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 - requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

Policy AW8 – sets out the criteria for the protection and enhancement of the natural environment.

Policy AW10 - does not support development where unmitigated environmental, public health or amenity risks are present.

Policy NSA2 - sets out the criteria for development within the Key Settlement of Porth.

Policy NSA12 - supports housing development within and adjacent to defined settlement boundaries

Supplementary Planning Guidance:

Design and Placemaking

Access, Circulation & Parking Requirements

National Guidance

In the determination of planning applications, regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

The Welsh Government published Planning Policy Wales 10 on 5th December 2018, and the document aims to incorporate the objectives of the Well-being of Future Generations (Wales) Act into Town & Country Planning.

It is considered that this proposal meets the seven wellbeing of future generations goals inasmuch as they relate to the proposed development and that the site has been brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking as set down in Chapter 2 People and Places: Achieving Well-being Through Placemaking, of PPW10 and is also consistent with the following inasmuch as they relate to the development

Chapter 1 (Managing New Development)
Chapter 2 (Maximising Well-Being and Sustainable Places through Placemaking)
Chapter 4 (Active and Social Places)

Other policy guidance considered:

PPW Technical Advice Note 12 - Design

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

Principle of the proposed development

The main consideration in the determination of the previous application was whether the principle of residential development would be acceptable upon the site, noting that the proposed dwelling would be constructed on a parcel of land that is located inside the defined settlement boundary for Porth and was previously developed.

It was determined that the proposed dwelling would comply with Local Development Plan Policy AW1, which establishes that the delivery of new housing may be supplied, in part, by the use of unallocated sites within the defined settlement boundary; and would also comply with Policy NSA12 which presumes in favour of development within settlement boundaries, subject to certain criteria.

The principle of the development remains acceptable, since the material considerations with regard to the national and local policy framework have not changed. However, the proposed revisions, in terms of the street scene, the amenity of neighbouring occupiers and the site access, are discussed within the body of the report below.

Character and appearance of the area

The application site is located in a residential street which has a single point of access and thus is not a through route. The southern side of the street is characterised by traditional Victorian terraced dwellings, whereas the northern side, where some previous development has long since been demolished, accommodates two detached and a pair of semi-detached dwellings.

The proposed new property, for which consent already exists and the variation is now sought, would have a simple two-storey design with decorative brick detailing around

the reveals. It would be elevated above the street in a similar position to the neighbouring house which is located next to the eastern boundary of the site.

In this case although it is considered that the property is of an acceptable design and scale in terms of its street frontage and is sympathetic in form to the surrounding development, the matter at hand is whether the proposed repositioning would be harmful to the street scene.

Having taken account of the small degree of change, and comparing the layout of the site both as permitted and as proposed, no harm can be identified from the change. Therefore it is considered that there would be no adverse impact to the street scene.

Impact on neighbouring occupiers

In relation to residential amenity, it is not considered that relocation of the dwelling would have any additional impact over and above that which would be caused by the existing planning permission.

Although the new dwelling would be much closer to no.22, it would not project beyond the principal or rear elevation of the neighbouring house, and it was noted during the site visit that there are no windows or doors in the side elevation facing the development site.

In respect of other dwellings in Jestyn Street, the new property would have the same relationship with the terraced houses on the opposite side of the road, and would be further away from Tŷ Ni to the west.

Accordingly, the variation of condition would not affect the amenity of neighbouring residents to any greater degree than that of development already approved.

Highway safety and access

The Highways and Transportation Section has noted that Jestyn Street is sub-standard in terms of its highway geometry and there is no turning facility to enable emergency service and delivery vehicles to turn and access/egress in forward gear, which is of concern.

However, the proposal is for one dwelling which will slightly increase the traffic volumes using Jestyn Street by an estimated ten trips per day. This it is not considered to be so significant to insist on a turning area for all vehicles to be able to enter and leave Jestyn Street in forward gear, particularly since the developer is not in control of the land required to provide this.

Similarly, although there is a right angled bend at the entrance to Jestyn Street the traffic generated by one dwelling would not warrant a highway objection, and the continuous 2m wide pedestrian links leading to the site are satisfactory for safe access.

With regard to off-street parking provision, the Council's SPG for Access, Circulation & Parking 2011 identifies a maximum of three parking spaces would be required. The

proposal provides for two off-street spaces which are acceptable given the sustainable location close to local amenities and bus stops located on Cemetery Road.

Due to the close proximity of the comprehensive school and the sub-standard nature of Jestyn Street and absence of turning area, a condition has been suggested limiting delivery times by construction traffic to that when street space is at its most available and outside the peak hours of residents using Jestyn Street.

Consequently, whilst concerns remain regarding the sub-standard highway, lack of turning area and the 90° bend accessing Jestyn Street, the limited traffic generated by one dwelling and the extant permission 15/1007/10 has been taken into account and on balance the proposal is considered acceptable.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is liable for a charge under the CIL Regulations 2010 as amended however, the application site lies within Zone 1 of Rhondda Cynon Taf's Residential Charging Zones, where a nil charge is applicable and therefore no CIL is payable.

Conclusion

Having taken account of all of the issues outlined above and in light of the planning history of the site, the application proposal is considered acceptable. Therefore, the proposal is recommended for approval, subject to the conditions specified.

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved drawing numbers hdw/ph/dj.001b, hdw/ph/dj.002a and hdw/ph/dj.003a, and documents received by the Local Planning Authority on 31st January 2020, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. The development shall be carried out in accordance with the details previously submitted, and approved, in respect of the discharge of Conditions 3 (Materials), 5 (Drainage), 6 (Structural Calculations), 8 (Traffic

Management & Wheel Washing) and 10 (Wildlife Protection Plan) of planning consent 15/1007/10.

Reason: In the interests of visual amenity, ecology, highway and public safety, in accordance with Policies AW5, AW6, AW8 and AW10 of the Rhondda Cynon Taf Local Development Plan.

4. Before the development is brought into beneficial use the means of access, together with the parking and turning facilities, shall be laid out in accordance with the submitted plan hdw/ph/dj.002a as approved by the Local Planning Authority. The approved details shall be implemented prior to beneficial occupation of the dwelling and remain in perpetuity for the parking and turning of vehicles thereafter.

Reason: In the interests of highway safety and to ensure vehicles are parked off the highway in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

5. HGV's used as part of the construction phase shall be restricted to 09:30am to 16:30pm weekdays, with no deliveries on Weekends and Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the safety and free flow of traffic in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

6. Before the development is brought into use the en-suite and bathroom windows in the first floor eastern (side) elevation shall be fitted with obscure glass to an industry standard of privacy level three or above. The windows shall be retained as such thereafter.

Reason: To safeguard the privacy of residents in the locality in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

7. Before the development is brought into use the drainage works shall be completed in accordance with the approved plans.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.



PLANNING & DEVELOPMENT COMMITTEE

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0247/10 (DN)
APPLICANT: Mr R Lewis
DEVELOPMENT: Single storey extension
LOCATION: 2 WESLEY COTTAGE, ABERDARE ROAD,
ABERCYNON, MOUNTAIN ASH, CF45 4NP
DATE REGISTERED: 05/03/2020
ELECTORAL DIVISION: Abercynon

RECOMMENDATION: GRANT subject to conditions

REASONS:

The application is considered to comply with the relevant policies of the Local Development Plan in respect of its visual impact and the impact it has upon the amenity and privacy of the neighbouring residential properties.

REASON APPLICATION REPORTED TO COMMITTEE:

The application is reported to Committee as the applicant, Rhys Lewis, is an Elected Member of this Authority.

APPLICATION DETAILS

The application proposes the construction of a single storey rear extension to the east facing rear elevation of the property. The extension would be an L shape that would project 2.5m from the existing rear annexe wall of the villa style property and stand 4.4m high at its ridge when measured from the garden level due to the property having a small basement at the rear. The side yard at the rear of the property would also be enclosed by the proposed development

SITE APPRAISAL

The application property is one of a pair of semi-detached houses within the established settlement of Abercynon. The property is set within a small corner plot and is bounded on its north and east facing elevations by the garden of 1 Wesley Cottage, on the south facing elevation by the back lane between Wesley Street and New Street, and on the west facing elevation by Aberdare Road.

The site is situated inside the defined settlement boundary as prescribed by the Rhondda Cynon Taf Local Development Plan.

PLANNING HISTORY

There are no recent applications on record associated with this site.

PUBLICITY

The application has been advertised by direct notification to nine neighbouring properties.

No letters of objection or representation have been received.

CONSULTATION

Welsh Water – advise on the position of DCWW infrastructure.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Abercynon.

Policy AW5 - sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 - requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

Supplementary Planning Guidance

A Design Guide for Householder Development

National Guidance

In the determination of planning applications regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 10 sets out the Welsh Government's current position on planning policy, which incorporates the objectives of the Wellbeing of Future Generations (Wales) Act in to planning.

It is considered that the current proposals meet the seven wellbeing of future generation's goals inasmuch as they relate to the proposed development and the site is being brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking as defined by Chapter 2 People and Places:

Achieving Wellbeing through Placemaking of the policy document and that the proposal is also consistent with the following insofar as they relate to the development proposed –

Chapter 3 (good design and better places, promoting healthier places, sustainable management of natural resources)

Other relevant policy guidance consulted:

PPW Technical Advice Note 12 - Design

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

Principle of the proposed development

The application relates to an extension to an existing residential dwelling. The principle of development is therefore acceptable subject to the criteria set out below.

Impact on the character and appearance of the area

The proposed development is considered to be acceptable in terms of the design, siting, massing, scale, materials and overall visual appearance. This view is taken for the following reasons:

- Its position is a continuation of its current form from the set of adjoining and neighbouring dwellings. Therefore the proposed development would have no bearing on the appearance of the street scene and would only impact its immediate surroundings.
- The scale of the extension is large, however as it is a corner plot and has been designed in a way that is clearly subservient to the original dwelling, the basis for the development is viewed as acceptable.
- Given that the extension would be externally finished with materials to match the existing property, it is not considered that it would form an overly prominent addition to the host property or surrounding area and is acceptable in this regard.

As such, it is considered that the proposals will not detract from the character or appearance of the area.

Impact on residential amenity and privacy

The proposed new rear extension would only possibly affect the neighbour to the north 1 Wesley Cottage. However due to the single storey nature of the proposed development, and the sympathetic position to windows, it has been considered to be not causing significant impact on residential amenity and privacy to 1 Wesley Cottage.

Therefore, in terms of the impact on the amenity and privacy of neighbouring residents, the application is considered to be acceptable.

Having regard to the comments of DCWW made in respect of the presence of sewage pipes running through the site it is considered appropriate to include an informative note for the applicant highlighting the likely need to enter into a 'build-over' agreement with DCWW.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is not CIL liable under the CIL Regulations 2010 (as amended).

Conclusion

It is considered the proposal would not have a significant impact on the character and appearance of the locality or upon the residential amenity of the surrounding neighbouring properties. The application is therefore considered to comply with the relevant policies of the Local Development Plan (AW5 and AW6).

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved plan(s) and documents received by the Local Planning Authority as set out below:

- A location plan (1:1250) - Received 05/03/2020
- Existing Floor Plans - Received 05/03/2020
- Existing Elevation Plans - Received 05/03/2020
- Proposed Floor Plans - Received 05/03/2020
- Proposed Elevation Plans - Received 05/03/2020

That is, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

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PLANNING & DEVELOPMENT COMMITTEE

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 19/1214 - REAR FIRST FLOOR EXTENSION, 16 LLEWELLYN STREET, HENDREFORGAN, GILFACH GOCH, PORTH

1. PURPOSE OF THE REPORT

Members are asked to determine the above planning application.

2. RECOMMENDATION

That members consider this report and determine the application having regard to the advice given.

3. BACKGROUND

This application was originally reported to the 5th March 2020 meeting of the Planning and Development Committee with an officer recommendation of refusal. A copy of the original report is attached as Appendix A. At that meeting Members resolved that they were minded to approve the application contrary to the officer recommendation. Members considered that the proposed first floor extension to the rear of 16 Llewellyn Street would not result in a significant impact on either the visual amenity of the wider area or the residential amenity and privacy of the neighbouring properties.

As a consequence, it was resolved to defer determination of the application for a further report from the Service Director, Prosperity & Development to highlight the potential strengths and weaknesses of taking a decision contrary to officer recommendation.

4. PLANNING ASSESSMENT

The officer considerations in respect of the potential impact the proposed development works could have upon the neighbouring properties are set out in the original Committee report (Appendix A), however, a brief outline is set out below:

It was considered that, on balance, the creation of a first floor rear extension, almost 6 metres in depth, would result in a loss of light, outlook and an increased sense of overbearing for adjoining and adjacent residential properties. Furthermore, it was considered the new, first floor,

side facing windows proposed would result in a degree of direct overlooking and a loss of privacy to the neighbouring dwellings. Each issues that would result in a degree of impact significant enough to warrant refusal of the application.

It was also considered that whilst the proposal displays certain aspects of appropriate design and would not impact upon the street scene of Llewellyn Street, it's visibility from Holly Street to the rear and the comparable impact upon the massing and appearance of the dwelling would, on balance, result in a visually incongruous and poorly scaled addition to the host dwelling.

However, it is acknowledged that a number of similar examples of large first floor rear extensions exist within the locality, that arguably result in a comparable impact to that which would occur as a result of the proposed extension at this property. Members are advised that the impact of any development upon the amenity and privacy standards of neighbouring residents and the visual appearance of the area is subjective, and the original officer considerations were an 'on balance' recommendation. This clearly highlights that whilst the officer considers the scheme to be unacceptable and the works would undoubtedly result in some detrimental impact, it could be argued that any potential impact would not be so significant as to warrant refusal of the application.

Therefore, if, having considered the above advice and after further consideration, Members remain of a mind to approve planning permission, it is suggested that the following conditions of consent would be appropriate:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved plan(s) and documents received by the Local Planning Authority as set out below:

Site Location Plan	– PS/01 – Received: 18/11/2019;
Existing Ground Floor Plan	– PS/02 – Received: 18/11/2019;
Existing First Floor Plan	– PS/03 – Received: 18/11/2019;
Existing & Proposed Elevations	– PS/04 – Received: 26/11/2019;
Proposed First Floor Plan	– PS/05 – Received: 26/11/2019;
Section AA	– PS/06 – Received: 26/11/2019.

That is, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

PLANNING & DEVELOPMENT COMMITTEE

13 MARCH 2020

REPORT OF THE SERVICE DIRECTOR, PLANNING

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 19/1214/10 (GS)
APPLICANT: Mr P Stanton
DEVELOPMENT: Rear first floor extension.
LOCATION: 16 LLEWELLYN STREET, HENDREFORGAN,
GILFACH GOCH, PORTH, CF39 8UA
DATE REGISTERED: 02/01/2020
ELECTORAL DIVISION: Gilfach Goch

RECOMMENDATION: Refuse

REASONS:

It is considered that the proposed extension, by virtue of its scale, massing and siting, would have a detrimental impact upon the character and appearance of the host dwelling and surrounding locality. The proposal would also have a detrimental impact upon the residential amenities of adjoining occupiers by resulting in a loss of privacy and increase in overlooking, whilst also having an overbearing impact. The proposal is therefore contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance contained within the 'Design Guide for Householder Development (2011)'.

REASON APPLICATION REPORTED TO COMMITTEE

The application is reported to Committee by the request of the Local Member, Councillor A. Roberts, in order to assess the potential impact of the proposed development upon the character and appearance of the locality and the amenity and privacy of surrounding residents.

APPLICATION DETAILS

The application relates to a first floor rear extension. The proposal would be sited atop the existing ground floor rear projection and feature an 'L-shaped' profile.

The proposal would be between 5.8 and 2.7 metres in depth and between 5.2 and 2.9 metres in width. The rear most projection would feature a small gable-end roofing profile 6.3 metres high to the ridge. The larger part of the addition would feature a similar gable-end roofing profile at 7.1 metres high to the ridge. Both roofing forms would run perpendicular to the host dwelling and feature a similar eaves height to the existing property.

Materials and finishes would be in a style to match existing. Two rear facing windows would be present to the northern elevations at first floor level. A new first floor window is proposed within the western facing side elevation of the host dwelling.

SITE APPRAISAL

The site is located towards the northern side of Llewellyn Street and contains a two-storey, semi-detached dwellinghouse. The property currently benefits from a ground floor rear extension, similar in appearance and scale to adjacent and adjoining dwellings. The site is abutted to the north by allotments, to the south by the highway and to the west and east by the residential curtilages of 18 and 14 Llewellyn Street respectively. Site levels rise sharply from west to east, so that the dwellings off Llewellyn Street are generally substantially elevated from their neighbours to the west.

PLANNING HISTORY

The most recent, relevant application related to the site is listed below:

19/0849/10: First floor rear extension. **Decision:** 01/10/2019, Refuse

PUBLICITY

The application has been advertised by direct notification to 4 neighbouring properties.

No letters of objection or representation have been received.

CONSULTATION

None undertaken

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Gilfach Goch but is not allocated for any specific purpose.

Policy AW5 - sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 - requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

Supplementary Planning Guidance

A Design Guide for Householder Development

National Guidance

In the determination of planning applications regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 10 sets out the Welsh Government's current position on planning policy, which incorporates the objectives of the Wellbeing of Future Generations (Wales) Act in to planning.

It is considered that the current proposals fail to meet the seven wellbeing of future generation's goals and, as a result, the proposed development is also inconsistent with the five ways of working.

It is also considered that the proposed development is inconsistent with the key principles and requirements for placemaking as defined by Chapter 2 People and Places: Achieving Wellbeing through Placemaking of the policy document; with the proposal also being contrary to the following insofar as they relate to the development proposed –

Chapter 3 (good design and better places, promoting healthier places, sustainable management of natural resources)

Other relevant policy guidance consulted:

PPW Technical Advice Note 12 - Design

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

Principle of the proposed development

The application relates to an extension to an existing residential dwelling; this type of development could therefore be considered acceptable in principle. However, in this case and on balance, the works are considered to have an unacceptable impact upon the character and appearance of the host property and wider street scene, as well as the residential amenity of surrounding occupiers. The reasons for this recommendation are set out in detail below.

Impact on the character and appearance of the area

Policy AW 5 of the RCT Local Development Plan reminds that proposals within the County Borough will only be recommended for approval where “The scale, form and design of the development would have no unacceptable effect on the character and appearance of the site and the surrounding area”.

Policy AW 6 reinforces this by stating development will only be supported where:

- They are of a high standard of design, which reinforces attractive qualities and local distinctiveness and improves areas of poor design and layout;
- They are appropriate to the local context in terms of siting, appearance, scale, height, massing, elevational treatment, materials and detailing;
- In the case of extensions to buildings, they reflect, complement or enhance the form, siting, materials, details and character of the original building, its curtilage and the wider area.

The proposal displays certain aspects of appropriate design, being set down from the ridge, and with various features that would echo the character of the host dwelling. The extension would be contained entirely to the rear of the host dwelling and feature no views from the street scene of Llewellyn Street. However, due to the open aspect to the rear and the allotments to the north of the site, the proposal would be visible from the majority of Holly Street.

The proposal, even in isolation, would result in considerable impact on the massing and appearance of the host dwelling. An addition of nearly 6 metres in depth, when visible, will always materially alter the character and visual aesthetic of a small dwelling. Given the prominent views of this addition that are prevalent from the north and the reasoning above, on balance, the proposal, by virtue of its scale, massing and siting, is considered to have a detrimental impact upon the character and appearance of the host dwelling and wider area. The proposal is therefore considered to be contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance.

Impact on residential amenity and privacy

Dwellings to the north and south of the site are either shielded from the proposal entirely or situated too far away from the proposal to be impacted in terms of residential amenity.

The proposal would be sited away from the boundary of the neighbouring dwelling to the west, no.18. The current difference in site levels mean that the

proposal would appear slightly larger than the dimensions suggest; however, given the proposals limited depth along this boundary and the fact that the roof pitches away from this dwelling's rear facing openings, it is considered that this neighbour would not be unduly affected by this aspect of the addition.

The Council's SPG relating to Householder Development advises that "Extensions and conservatories should not be overbearing to your neighbours. As a general rule lengthy two-storey extensions should not be positioned very close to the boundary adjacent to the garden of a neighbour's property and positioning any two-storey extension adjacent to a neighbour's boundary should be avoided where possible." In this case, the proposed extension would be positioned on the adjoining boundary with the adjacent property, No.14.

No.14 has an existing, adjoining ground floor rear addition that would prevent any impact from the proposal at this level. The proposed extension, however, would be positioned along the boundary between dwellings at first floor, and in close proximity to rear facing openings that service habitable rooms. Since the proposal would extend to a depth of almost 6 metres beyond this neighbouring property's rear elevation, it is considered that there would inevitably be a harmful impact to the residential amenity of this neighbour. The increase in bulk along the boundary between the two dwellings would mean a loss of outlook would occur, together with a sense of enclosure. Therefore, on balance, the result would be an overbearing addition to the detriment of the occupiers at no.14.

During the course of the application, the applicant has indicated that they believe comparable extensions exist within the locality. Whilst it is accepted that there are a number of two storey extensions in the locality, they each have a lesser depth than that proposed. Therefore, these examples are not considered to justify the erection of an extension of the depth proposed.

Fenestrations proposed to the rear elevation would have no greater impact in terms of loss of privacy or overlooking than the existing situation. The new first floor window within the eastern elevation of the host dwelling would however look directly out to no.18 and its rear amenity space. This is considered, on balance, unacceptable.

For the reasons listed above, it is, on balance, considered that the proposal would have a detrimental impact upon the residential amenity of the adjoining and adjacent neighbouring properties of 14 & 18 Llewellyn Street. The application is therefore considered unacceptable and would not comply with the relevant policies of the Local Development Plan (AW5 and AW6).

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is not CIL liable under the CIL Regulations 2010 (as amended).

Conclusion

It is considered that the proposed extension, by virtue of its scale, massing and siting, would have a detrimental impact upon the character and appearance of the host dwelling and surrounding locality. The proposal would also have a detrimental impact upon the residential amenities of adjoining occupiers by resulting in a loss of privacy and increase in overlooking, whilst also having an overbearing impact. The proposal is therefore contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance contained within the 'Design Guide for Householder Development (2011)'.

RECOMMENDATION: REFUSE

1. It is considered that the proposed extension, by virtue of its scale, massing and siting, would have a detrimental impact upon the character and appearance of the host dwelling and surrounding locality. The proposal would also have a detrimental impact upon the residential amenities of adjoining occupiers by resulting in a loss of privacy and increase in overlooking, whilst also having an overbearing impact. The proposal is therefore contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance contained within the 'Design Guide for Householder Development (2011)'.