

Aberdare West/Llwydcoed

19/1040/10

Decision Date: 09/12/2019

Proposal: Demolish existing garage, erect a 2 bed dwelling (amended plans received 05/11/19)

Location: 2 PEN Y LAN, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0TN

Reason: 1 The proposed development, by virtue of its siting, scale and design would result in a visually incongruous dwelling, poorly related to the surrounding settlement pattern and would have an adverse impact upon the character and appearance of the area. The proposal is therefore considered to be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The proposed development will lead to reversing movements to and from Llwydcoed Road (B4276) with sub-standard visibility to the detriment of safety of all highway users and free flow of traffic. The development would therefore be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance for Access, Circulation and Parking Requirements.

Reason: 2 By virtue of its siting, scale and design the proposed development is considered to have a significant detrimental impact upon the amenity and outlook of neighbouring residents. The development would therefore be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 The proposed development removes a car parking space and turning area currently available for the existing dwelling resulting in reversing movements and on-street car parking along Llwydcoed Road (B4276) to the detriment of safety of all highway users and free flow of traffic. The development would therefore be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance for Access, Circulation and Parking Requirements.

Ystrad

19/0864/10

Decision Date: 23/12/2019

Proposal: Convert existing lower ground floor/garage to a 3 bed flat.

Location: 78A WILLIAM STREET, YSTRAD, PENTRE, CF41 7QY

Reason: 1 The proposed residential use, in the form of an additional self-contained flat within the basement of an existing terraced property, is considered to represent an inappropriate conversion that would result in the creation of poor quality living accommodation, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance: Development of Flats – Conversions and New Build.

The proposed development removes the existing off-street car parking provision and increases the existing demand in an area where there is already considerable demand for on-street space leading to unacceptable highway and pedestrian safety concerns to the detriment of safety of all highway and free flow of traffic, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Llanharan

19/1138/13 Decision Date: 17/12/2019

Proposal: Erection of 1 x 3 bed dwelling (Outline).

Location: TY CELYN, COEDCAE LANE, TALBOT GREEN, PONTYCLUN, CF72 9HJ

Reason: 1 By virtue of its location within a designated C2 Flood Zone, the proposed development is at risk of flooding and is considered to be contrary to TAN 15 of Planning Policy Wales and Policies AW2 and AW10 of the Local Development Plan, and is therefore unacceptable in principle.

Reason: 2 The proposed access off Industrial Estate Road is considered unacceptable to serve a residential dwelling and vehicular and pedestrian movements associated with the residential dwelling would be severely compromised by Industrial Estate HGV movements to the detriment of safety of all highway users and free flow of traffic. Therefore, the development would be contrary to Policy AW5 of the Local Development Plan and the Council's Supplementary Planning Guidance for Access, Circulation and Parking Requirements.

Reason: 3 Due to the minor scale of the application site and the proximity of any dwelling to the existing, adjacent dwellings, the construction of a residential dwelling at the site would inevitably result in having an unacceptable impact on both the character and appearance of the area and residential amenity and privacy of neighbouring properties and would therefore not comply with Policies AW5 and AW6 of the Local Development Plan.

Total Number of Delegated decisions is 3