



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: 19/0060/10 (CA)
APPLICANT: Ms Gillford and Mr Jones
DEVELOPMENT: Construction of Replacement Dwelling
(Further Information Received January 2020)
LOCATION: TAIR LEVEL, FFYNNONBWLA ROAD, UPPER BOAT,
TAFFS WELL, CARDIFF, CF15 7UU
DATE REGISTERED: 08/04/2019
ELECTORAL DIVISION: Hawthorn

RECOMMENDATION: APPROVE, SUBJECT TO CONDITIONS.

REASON: The principle of residential development at the site has already been established. Further, 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 amenity and privacy of the neighbouring properties, and its impact upon highway safety.

In addition, the existing dwelling is of poor quality design and is not considered to form a positive feature within the landscape. The proposed development is considered to improve the overall appearance of the site, as well as providing a family home that meets modern day standards.

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 the development of a replacement dwelling on a parcel of land off Ffynnonbwla Road, Upper Boat.

The proposed dwelling would be sited in the northern corner of the application site, orientated south west, with its front elevation facing towards Ffynnonbwla Road.

The dwelling would be built into the natural slope of the land, so that it appears as two storeys from the front elevation and as one storey when viewed from the rear. To achieve this, land excavation works would be undertaken and retaining walls built. The

dwelling would have maximum measurements of approximately 15.5 metres in length and 9.5 metres in width. From the existing ground level, it would reach of a height of approximately 5.5 metres to the highest point. Internally, the proposed dwelling would incorporate three bedrooms, a cinema room, WC, laundry room, utility room and storage areas on the ground floor, a master bedroom and open plan kitchen/living area on the first floor and a study within the roof space, which features a roof lantern.

The proposal would be finished in larch cladding under a concrete roof. The ground floor front elevation and retaining walls would be of sandstone construction and all fenestration would be framed with aluminium.

Access to the dwelling would be provided off Ffynnonbwla Road via a driveway in the southern corner of the application site. Leading off the driveway, a garage measuring approximately 6 metres in length and 6 metres in width is proposed. Like the dwelling, the garage would be built into the slope of the land.

The application has been amended since its original submission to remove the glazing on the north facing side of the roof lantern.

The application is accompanied by a Coal Mining Risk Assessment and a Bat Survey.

SITE APPRAISAL

The application site is a roughly rectangular parcel of land, amounting to approximately 1400 square metres. It is located outside of the settlement boundary within the open countryside and is surrounded by land which is predominantly used for agricultural purposes.

The site currently contains a residential dwelling consisting of a single storey structure that has been constructed in an L-shaped configuration. The existing dwelling has a mono-pitched roof and is finished in green sheet cladding externally with white UPVC windows. The building is set within a sloping, south westerly facing curtilage which appears to have been used as ancillary garden space and incorporates a small storage shed and an entrance off Ffynnonbwla Road.

The site is located within both the Low and High Coal Mining Risk Development Areas, a Sandstone Resources Region and within a Special Landscape Area.

PLANNING HISTORY

15/1452/09	Lawful Development Certificate for a dwellinghouse	Granted	09/02/2017
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PUBLICITY

The original application was advertised by direct notification letter to neighbouring properties and a site notice was displayed. Eight letters of objection were received from four objectors.

The objections are summarised below:

- There is an old mine shaft located directly below the application site and there are concerns that it may be hit with machinery or collapse during the construction of the development.
- Concerns regarding the structural integrity of the application site – there is a lack of detail within the application documents regarding this point.
- Excavation of the site would cause a landslide.
- Queries how the new dwelling would be supplied with water and how foul waste would be disposed of – a septic tank could cause contamination.
- The development could cause flooding in the local area.
- The development could contaminate Westwinds' private water supply.
- The large windows on the proposed dwelling overlook Westwinds and its grounds, adversely impacting upon existing levels of privacy.
- The new dwelling is larger than the existing dwelling.
- Concerns that local wildlife, including bats, badgers and reptiles would be adversely affected by the development.
- The application should be accompanied by a Tree Survey.
- The site is below large electric pylons.
- Queries whether the existing dwelling benefits from planning permission.
- The development would set a precedent that anyone could construct a 'hut' without planning permission and then replace it at a later date with a permanent dwelling.
- Concerns that cars exiting the site from the proposed development would prejudice highway safety.
- The construction of the development would cause disruption to the local area and the road network is not designed for the large vehicles required to deliver construction materials to the site.

The points raised will be addressed in the main body of the report below.

CONSULTATION

Highways and Transportation:

No objections, subject to conditions.

Drainage:

No objections, subject to conditions.

Public Health and Protection:

No objections, conditions recommended.

Countryside, Landscape and Ecology:

No objections.

The Coal Authority:

No objections, subject to condition.

Natural Resources Wales:

No objection subject to condition.

Dwr Cymru Welsh Water:

No objections.

Wales and West Utilities:

No objections.

South Wales Electricity Board:

No objections.

National Grid:

No objections.

Pontypridd Town Council:

No adverse comments received.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan:

The application site lies outside the defined limits of development.

Policy CS 2 – Development in the South: Places an emphasis on sustainable growth that benefits Rhondda Cynon Taf as a whole.

Policy AW 1 – Supply of New Housing: Provides criteria against which applications for new housing will be considered.

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

Policy AW 4 – Community Infrastructure and Planning Obligations: This policy provides support to secure planning obligations and contributions.

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.

Policy AW 8 – Protection and Enhancement of the Natural Environment: This policy seeks to preserve and protect Rhondda Cynon Taf's distinctive natural heritage.

Policy AW 10 – Environmental Protection and Public Health: Prohibits development proposals that would cause or result in a risk of unacceptable harm to health and/or local amenity.

Policy AW 14 – Safeguarding of Minerals: The policy safeguards resources of sandstone from development which would unnecessarily sterilise them or hinder their extractions.

Policy SSA 13 – Housing Development within Settlement Boundaries: The policy states that only housing development within the defined settlement boundaries will be supported.

Policy SSA 23 – Special Landscape Areas: The policy identifies Taff Vale Eastern Slopes as a Special Landscape Area (SLA) that must conform to the highest standards of design, siting, layout and materials appropriate to the character of the area.

Supplementary Planning Guidance:

Design and Placemaking

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.

The Welsh Government published Planning Policy Wales 10 on 5th December 2018. The document aims to incorporate the objectives of the Well-Being of Future Generations (Wales) Act 2015 into Town and 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 stipulated in Chapter 2 People and Places: Achieving Well-Being Through Placemaking, and is also consistent with the following inasmuch as they relate to the development:

1. Chapter 3 (Good Design Making Better Places, Promoting Healthier Places, Sustainable Management of Natural Resources)
2. Chapter 4 (Moving Within and Between Places, Transport, Living in a Place, Housing)
3. Chapter 6 (Green Infrastructure, Landscape, Biodiversity and Ecological Networks, Water and Flood Risk, Air Quality and Soundscape, Lighting)

Other policy guidance considered:

PPW Technical Advice Note (TAN) 12 – Design

PPW TAN 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 site is unallocated and located in the Southern Strategy Area, outside the defined settlement boundary. The site is also located in a Sandstone Resources Region and within a Special Landscape Area.

The general principle of new residential development within the open countryside is not normally supported by planning policy, unless special circumstances exist. In this case, it is considered that the residential use of the site has been established by the existing dwelling present. The planning history indicates that the lawfulness of this dwelling has been proven through the granting of a Certificate of Lawful Use or Development. This confirms that the development and use of the building as a single dwelling commenced more than ten years prior to July 2016 and is therefore lawful (Application Reference: 15/1452/09).

Based on the above, the proposal does not represent a new dwelling within the countryside, but rather a replacement. Although the Local Plan does not contain any policies which are specific to replacement dwellings within the open countryside, national planning policy is supportive of the principle of this type of development.

As such, the general principle of the proposal is regarded as acceptable subject to a number of specific criteria as set out below.

Impact on the character and appearance of the area:

The immediate locality is characterised by long stretches of rural hillsides and irregular open fields. There are few residential dwellings in the immediate vicinity, whereby the prevailing land use is agricultural. The site itself does not appear to have been in use for purposes related to agriculture for some time and the land appears unmaintained, as do the structures sited within the plot.

Turning to the design of the proposed dwelling, this is considered to represent a considerable improvement when compared to the low-quality building currently occupying the northern corner of the site. The proposed dwelling is of contemporary, high quality design and utilises both natural and modern materials and local topography to inform its design response. Although a substantial proportion of glazing would be contained within the south west facing elevation of the dwelling, it is considered that much of this would be screened by existing hedgerows which would help limit any additional degree of prominence through glint and glare. A condition requiring a landscaping plan to be submitted and agreed prior to commencement

would provide a suitable degree of control over aspects such as planting and boundary treatments to ensure an appropriate standard of development in this regard.

In addition to the above, the proposed garage would replace the low quality outbuildings at the site to the benefit of general visual amenity.

As per the objections, it is acknowledged that the new dwelling would be larger than the existing, however the existing dwelling could be made larger under permitted development rights, albeit not as per the design of the proposed development. In addition, the dwelling would occupy a similar footprint to the existing dwelling, with the majority of the scale increase due to the addition of separate storeys. Overall, objectors' concerns regarding the scale of the development are not considered to warrant the refusal of the application, however to limit further development at the site, it is considered necessary to remove permitted development rights for any extensions to the dwelling as well as for any domestic outbuildings.

Overall, it is considered that the scheme would undoubtedly result in localised improvement relative to the existing, rather dilapidated condition of the dwelling, outbuildings and site in general. As such, the proposal is considered to have a positive impact upon the openness, character and appearance of the surrounding countryside as well as that of the Taff Vale Eastern Slopes Special Landscape Area.

Impact on residential amenity and privacy:

There are no significant implications arising in respect of residential amenity. The site is located in an isolated position with no immediate neighbours.

The closest residential property, known as Westwinds, would be positioned in excess of sixty metres away from the new dwelling. Notwithstanding this, amended plans have been sought to remove the glazing on the north facing side of the roof lantern in order to avoid any perception of overlooking from this aspect. The objections relating to Westwinds' privacy are noted, however they are not considered to warrant the refusal of the application.

Although the south elevation would contain a high proportion of glazing, this would not result in any significant risk of overlooking whilst also enabling light to reach the rear of the building where daylight would be more limited.

Overall, the proposal is considered to have an acceptable impact on nearby neighbours, as well as on future occupiers of the new dwelling.

Impact on highway safety:

The application has been referred to the Council's Transportation Section. The proposed dwelling would be served via an improved access in the same location as the existing. Given the lack of segregated pedestrian footway facilities, street lighting, adequate highway drainage, vertical and horizontal alignment and structural integrity, Ffynnonbwla Road is not considered suitable for residential development. However, considering that the proposed dwelling is a replacement dwelling for one that is already present on the site, no highway objection is raised with regard to the use of Ffynnonbwla Road as the primary means of access. The proposed private access

includes a turning area to facilitate access and egress in a forward gear, this offers significant betterment when compared to the existing access arrangements at the site.

In terms of parking, the proposed dwelling has four bedrooms. As such, it has an SPG off-parking requirement of up to three spaces. The submitted plans indicate a detached garage and a driveway that are sufficient to accommodate up to three vehicles. A standard condition is suggested to ensure that the proposed garage and driveway remain for the purpose of the parking of vehicles.

The objection relating to highway safety is acknowledged, however, overall the proposal is considered to have an acceptable impact upon highway safety subject to suitably worded planning conditions.

Other Matters:

Public Health and Protection: Following consultation with the Council's Public Health and Protection Division no objections have been raised although several conditions have been recommended should planning permission be granted. The conditions relate to construction noise, waste, dust and land contamination.

It is considered that matters relating to noise, dust and waste can be more efficiently controlled by other legislation. The Council's GIS mapping system shows that the application site is potentially contaminated, based on its historic land use. In addition the site is located within 250 metres of a landfill site. As such, it is considered necessary to implement conditions which deal with land contamination, as per the recommendation of the Council's Public Health and Protection Department.

Ecology: The Council's Ecologist has reviewed the proposal in conjunction with the submitted Bat Survey and concluded that there are no ecology issues to raise. The points raised by the objector in relation to local species are acknowledged and given the location of the proposal in the open countryside, it is considered appropriate to seek biodiversity enhancement at the site through the use of a suitably worded planning condition.

Landscaping/Trees: Concerns have been raised by one of the objectors that the application is not accompanied by a Tree Survey. As such, advice has been sought from both the Council's Ecologist and Tree Officer in this regard. The trees are not protected by Tree Preservation Orders and it has been concluded that a Tree Survey is not considered necessary in this instance. The Agent has confirmed that no existing trees are planned to be removed to facilitate the development. A landscaping condition is recommended should permission be granted.

Drainage: The Council's Drainage Department have raised no objections to the proposal but have recommended conditions be placed on any grant of approval in relation to surface water drainage. Given that the construction area of the development would be in excess of 100 square metres, the Applicant would be required to undertake separate SuDS approval which ensures that surface water at the site would be adequately managed. It is therefore not considered necessary to condition surface

water drainage details as part of the planning permission. The Applicant proposes to dispose of foul water via a septic tank. It is a legal requirement for the discharge to be registered with NRW. In addition, the Applicant would be expected to obtain an Environmental Permit from NRW if deemed necessary, however this is separate (and in addition) to the planning permission.

Coal Mining Legacy/Land Stability: The application is accompanied by a Coal Mining Risk Assessment (CMRA) which has been reviewed by The Coal Authority. The CMRA identifies that the application site has been subject to past coal mining related activities. Specifically, the report identifies the presence of a mine roadway which crosses the application site at shallow depth. The report recommends that intrusive site investigations are carried out to determine the position and depth of the roadway and ground conditions of the application site. No objections have been raised by The Coal Authority subject to the imposition of a condition requiring the relevant site investigation works to be undertaken. The objections regarding land stability and the former use of the site are noted and it considered appropriate to investigate these issues further through a suitably worded planning condition should permission be granted. It is also noted that reference to the retaining walls has been made in the objections and it is considered necessary to request further details via condition regarding this aspect of the development.

Public Consultation: The letters of objection are acknowledged, with the majority of the points raised addressed above. The outstanding points are addressed as follows. In relation to the proposal setting a precedent, this is not a material planning condition as each application is determined on individual merit. Likewise, the point regarding potential disturbance arising from the construction of the development is not a material planning consideration. Furthermore, the concerns regarding the private water supply are acknowledged, however the protection of a private water supply is not in itself a material planning consideration, but rather a private matter.

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. The application lies within Zone 2 of Rhondda Cynon Taf's Residential Charging Zones, where there is a liability of £40/sqm for residential development (including extensions to dwellings over 100 sqm).

The CIL (including indexation) for this development is expected to be £15,744.35.

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.

RECOMMENDATION: Grant

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:

- Location Plan and Proposed Site Plan (Drawing No: 554-08), dated 16/01/2019;
- Sections (Drawing No 554-14), dated 16/01/2019;
- Proposed Elevations and Floor Plans (Drawing Nos: 554.02A, 554.03A, 554.04A, and 554.05A, dated 15/01/2020;

and documents received by the Local Planning Authority (LPA) on 16/01/2019, 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. No development shall take place until a site investigation has been carried out in accordance with a methodology first submitted to and approved in writing by the Local Planning Authority. The results of the site investigation shall be submitted to the Local Planning Authority before any development begins. If any land instability issues are found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development shall be submitted to and approved in writing by the Local Planning Authority. Remedial measures shall be carried out prior to the first beneficial use of the development in accordance with the approved details and retained in perpetuity.

Reason: In the interests of health and safety, in accordance with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

4. If during the course of development, any unexpected land instability issues are found which were not identified in the site investigation referred to in Condition 3, additional measures for their remediation in the form of a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures which shall be retained for the period agreed in the remediation scheme.

Reason: In the interests of health and safety, in accordance with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

5. No works shall commence on site, until details and design calculations of the retaining walls have been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the

approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of health and safety and visual amenity in accordance with Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

6. No development shall commence until there has been submitted to and approved by the Local Planning Authority, a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

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.

7. All planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the dwelling and any trees or plants which within a period of five 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, unless the Local Planning Authority gives written consent to any variation.

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.

8. Notwithstanding the submitted details, prior to above ground works, a scheme for biodiversity enhancement, such as incorporation of permanent bat roosting features and or nesting opportunities for birds shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for the designed purpose in accordance with the approved scheme. The scheme shall include, but not be limited to, the following details:

- a) Description, design or specification of the type of feature(s) or measure(s) to be undertaken.
- b) Materials and construction to ensure long lifespan of the feature/measure.
- c) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- d) When the features or measures will be installed and made available.

Reason: To provide biodiversity enhancement, in accordance with Chapter 6 of PPW.

9. The means of access to the proposed development shall be laid out and constructed in permanent materials in accordance with Drawing No. 554-08.

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

10. The detached garage and driveway shown on Drawing No. 554-08 shall remain for the purpose of the parking of vehicles only.

Reason: To ensure that vehicles are parked off the public highway, in the interest of highway safety and the free flow of traffic, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

11. No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted to 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 highway safety and free flow of traffic, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

12. Surface water drainage from the proposed development shall not discharge onto the public highway or connect to any highway drainage system.

Reason: To prevent hydraulic overload of the highway drainage system and in the interests of highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

13. The development hereby permitted shall not begin until a scheme to deal with contamination has been submitted and approved in writing by the LPA. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing.

- i. A desk top study carried out by a competent person to identify and evaluate all potential sources and impacts of contamination relevant to the site. The desk top study should contain a conceptual site model.
- ii. A site investigation shall be carried out by a competent person to fully and effectively characterise the nature and extent of any contamination and its implications. The site investigation shall not be commenced until

a desk top study has been completed satisfying the requirements of paragraph (a) above.

- iii. A written method statement for the remediation of contamination affecting the site shall be agreed in writing with the LPA prior to commencement and all requirements shall be implemented and completed to the satisfaction of the LPA by a competent person. No deviation shall be made from this scheme without the express written agreement of the LPA.

Reason: In the interests of public safety and local amenity in accordance with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

14. The development hereby permitted shall not be occupied until the measures approved in the scheme (referred to in Condition 13) have been implemented and a suitable validation report of the proposed scheme has been submitted to and approved in writing by the LPA. Any validation report shall be carried out by a competent person.

Reason: In the interests of public safety and local amenity in accordance with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

15. If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then work shall cease and revised contamination proposals shall be submitted to and approved in writing by the LPA prior to the work recommencing. Any revised contamination proposals shall be carried out by a competent person.

Reason: In the interests of public safety and local amenity in accordance with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

16. Any topsoil (natural or manufactured), or subsoil, to be imported shall be assessed by a competent person for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Subject to approval of the scheme of investigation, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken by a competent person in accordance with a scheme and timescale to be agreed in writing by the LPA. Only material approved by the Local Planning Authority shall be imported.

Reason: In the interests of public safety and local amenity in accordance with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

Reason: To safeguard the rural character and appearance of the area, in accordance with Policy AW 6 of the Rhondda Cynon Taf Local Development Plan.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

Reason: In the interests of the visual amenity of the area and to enable the Local Planning Authority to consider the impact of any extensions or enlargements on the character and appearance of the area, in accordance with Policy AW 6 of the Rhondda Cynon Taf Local Development Plan.