

Rhigos

20/0302/10

Decision Date: 15/05/2020

Proposal: Demolition of garages and construction of a domestic dwelling.

Location: CEFN FARM, MOUNT ROAD, RHIGOS, ABERDARE, CF44 9YS

Reason: 1 The site lies outside the settlement boundary identified in the Rhondda Cynon Taf Local Development Plan (LDP). New residential development is not supported in such a location, and no suitable justification has been submitted to negate this.

The proposal therefore is contrary to Policies AW1 and AW2 of the Rhondda Cynon Taf Local Development Plan

Reason: 2 The means of access to the development is sub-standard in terms of junction vision splays. As such intensification of its use will result in further detriment to highway safety and the free flow of traffic.

The proposal therefore is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan

Reason: 3 The proposed development is located in an unsustainable location and would be heavily reliant on the use of private motor vehicles, contrary to the sustainable transport hierarchy set out in Planning Policy Wales edition 10.

The proposal therefore is contrary to PPW 10 and Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Aberdare West/Llwydcoed

20/0031/10 Decision Date: 08/04/2020

Proposal: 5 No detached houses (amended layout plan rec. 27/01/20) (amended layout and cross-section plan rec. 06/03/20).

Location: LAND ADJOINING HAZELMERE, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0TW

Reason: 1 The proposal, as a result of the number and scale of the dwellings proposed, would lead to overdevelopment of the plot which would have a detrimental impact upon the character and appearance of the site and surrounding area. The application would therefore not comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposal, as a result of the number, scale and position of the dwellings proposed, would lead to overdevelopment of the plot which would result in an unacceptable overbearing impact upon the amenity and privacy of existing residential properties in Tan y Bryn Gardens. The application would therefore not comply with Policies AW5 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

20/0132/13 Decision Date: 03/04/2020

Proposal: Outline application (with all matters reserved) for 4 detached residential dwellings off a private drive

Location: SWN YR AFON, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0UP

Reason: 1 The proposal, by virtue of its scale, form and design, would be out of context with the local area. It would therefore have a detrimental impact upon the character and appearance of the site and surrounding area and would not comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposal, by virtue of its scale, form and design, would result in overdevelopment of the plot which would detrimentally impact upon the residential amenity of the adjacent neighbouring property. Furthermore, the application does not include site levels to enable a full assessment of this impact. The proposal would therefore not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan

Reason: 3 Insufficient information has been received to fully assess the impact of the proposed development on the ecological status of the site and the proposal is therefore contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 Insufficient information has been received to fully assess the impact of the proposed development on protected trees within and adjacent to the site. The proposal therefore does not comply with Policy AW8 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note 10: Tree Preservation Orders

Aberdare East

20/0001/10 Decision Date: 11/03/2020

Proposal: Change of use of ground floor of building from A2 (Bank) to C3 (Two Residential Units).

Location: NATWEST, 26 VICTORIA SQUARE, ABERDARE CF44 7LB

Reason: 1 The proposed change of use would not reinforce the role of Aberdare as a Principal Town, resulting in its fragmentation and undermining its vitality and viability. It would not integrate well with existing development and would not provide a direct service to visiting members of the public. As such the proposal is not in accordance with Policies CS 1, AW 2, NSA 1 and NSA 19 of the Rhondda Cynon Taf Local Development Plan as well as Paragraph 4.3.37 of Planning Policy Wales 10.

Reason: 2 The marketing information submitted in support of the application does not satisfy the requirements of Policy AW 11 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The proposed flats would provide future occupants with unacceptable levels of privacy due to habitable windows directly fronting the street in a busy and prominent town centre location, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

20/0070/13 Decision Date: 23/03/2020

Proposal: Detached dwelling (Outline all matters reserved).

Location: SUMMERFIELD HOUSE, PLASDRAW PLACE, ABER-NANT, ABERDARE, CF44 0NS

Reason: 1 1. The proposed development will increase vehicular movements along a sub-standard street in terms of lacking suitable turning area resulting in reversing movements by all types of vehicle over a considerable distance to the detriment of safety of all highway users and free flow of traffic.
2. In the absence of a Coal Mining Risk Assessment, insufficient information has been submitted to demonstrate that the risks and consequences associated with ground stability of the application site can be adequately managed.

As such, the proposal conflicts with Policy AW5 and Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

20/0353/10 Decision Date: 12/06/2020

Proposal: Detached dwelling and garage/store (Re-submission of planning application 18/0197/10).

Location: LAND ADJACENT TO NO. 2 MOSS PLACE, ABER-NANT, ABERDARE, CF44 0YU

Aberdare East

Reason: 1 The application site is located outside of the defined settlement boundary of Aberdare in an unsustainable location. Consequently the proposed development fails to comply with the key sustainable development objectives of Policies CS2, AW1, AW2 and NSA12 of the Rhondda Cynon Taf Local Development Plan and those set out in Planning Policy Wales Edition 10 and is therefore unacceptable in principle.

Mountain Ash East

18/1262/10 Decision Date: 16/04/2020

Proposal: Construction of 5 bedroom detached house with integral garage / parking and associated landscaping and services. (Coal Mining Risk Assessment received 15/01/19)(Flood Consequences Assessment Received 20/02/20)

Location: PLOT 6 IN TREM Y DYFFRYN, MOUNTAIN ASH, CF45 4AQ

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 Policies AW2 and AW10 of the Local Development Plan as well as Planning Policy Wales Technical Advice Note (TAN) 15: Development and Flood Risk and is therefore unacceptable in principle.

Treorchy

20/0373/10 Decision Date: 18/06/2020

Proposal: Proposed two storey side and rear extension.

Location: 9 GETHIN ROAD, TREORCHY, CF42 6SE

Reason: 1 By virtue of its scale, mass and design, the proposed extensions form obtrusive and overbearing additions, which serve to 'unbalance' the appearance of the semi-detached dwellings of which they are a part and creating a development that is out-of-keeping with the character of the local area and detrimental to the visual amenity of its surroundings. Furthermore, the mass, height and siting of the development would be overbearing to and harm the outlook of No's.1 & 2 Gethin Road, resulting in unacceptable harm to their residential amenities. The development is therefore contrary to Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'Design Guide for Householder Development (2011)'.

Report for Development Control Planning Committee

Ystrad

19/1156/10 Decision Date: 10/03/2020

Proposal: Raised terrace to front of dwellinghouse

Location: 27 DANYCOED, YSTRAD, PENTRE, CF41 7SL

Reason: 1 The development, by virtue of its scale, design and elevated height, represents an incongruous development that would be out-of-keeping with the character of the local area and detrimental to the visual amenity of the street scene. Further to this, the raised terrace would also result in an unacceptable impact upon the residential amenity and privacy standards currently enjoyed by neighbouring occupiers. The proposal would therefore be contrary to Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'Design Guide for Householder Development (2011)'.

20/0084/10 Decision Date: 29/04/2020

Proposal: Change of use from a domestic property to care home.

Location: 9 AVONDALE ROAD, GELLI, PENTRE, CF41 7TP

Reason: 1 The proposed change of use would provide a home for two looked-after children. Due to the small scale of the development and absence of external alterations to the property, it is considered that there would be no harm caused to highway safety or any discernible impact to the appearance of the street scene.

However, noting the density and proximity of the surrounding development, including the attached dwellings to either side of the application property; it is considered that insufficient information has been provided to be able to determine whether the proposed care home could operate or be managed in such a way as to protect the amenity of existing neighbouring residents.

In addition, the Council's Flood Risk Management Plan identifies that a change of use to a care home would constitute critical infrastructure in an area designated as being at medium to high risk from surface water flooding.

Consequently, the development is considered not to comply with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Cymmer

20/0072/10

Decision Date: 14/04/2020

Proposal: 4 no. semi-detached dwellings and 1 no. detached dwelling.

Location: PLOT 1A, LAND BETWEEN 37 - 43 TREBANOG ROAD, TONYREFAIL, CF39 9EP

Reason: 1 The site includes land outside the defined settlement boundary of the Rhondda Cynon Taf Local Development Plan and is identified as a Site of Importance for Nature Conservation. As such the proposal conflicts with Policies AW 2 and NSA 12 of the Rhondda Cynon Taf Local Development Plan and it would amount to an unjustifiable extension of residential development into the countryside.

Reason: 2 The proposed development lacks a satisfactory vision splay onto Trebanog Road (A4233) which is a classified road and increasing potential hazards to the detriment of safety of all highway users and free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 Insufficient information, interpretation, mitigation and enhancement has been submitted to enable a full assessment of the impact of the proposal on ecology and protected species. As such the development would be contrary to Policies AW 5 and AW 8 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 Insufficient information has been submitted to enable a full assessment of the impact of the proposal on flooding. As such the development would be contrary to Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

Ynyshir

20/0090/10

Decision Date: 12/03/2020

Proposal: Two semi detached dwellings on an empty plot.

Location: 7 ABERLLECHAU ROAD, STANLEYTOWN, CF39 0PB

Reason: 1 The development would result in vehicular reversing movements in close proximity to the road bend and junction, with limited forward vision. In addition, the absence of satisfactory off-street car parking facilities could result in on-street car parking in close proximity to the road bend and junction.

Consequently the increased hazards caused by vehicular movements and impact on the free flow of traffic and sight lines would be detrimental to the safety of all highway users and the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Ferndale

19/0414/10

Decision Date: 05/05/2020

Proposal: Construction of 2 detached 3 bed dwellings (Amended Plans 2nd August).

Location: LAND ADJACENT TO 28 ABERDARE ROAD, BLAENLLECHAU, FERNDALE, CF43 4PF

Reason: 1 Insufficient information has been submitted with regard the extent of works for the construction of the retaining walls and land required, to enable a full assessment of the proposed development and the impact from any land instability. As such the development is contrary to Policies AW 5 and AW 10 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Cilfynydd

20/0272/10 Decision Date: 06/05/2020

Proposal: Construction of a 2 storey side extension.

Location: 32 HEOL MYNYDD, CILFYNYDD, PONTYPRIDD, CF37 4HG

Reason: 1 The application is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan, and Section 3 of the Supplementary Planning Guidance: A Design Guide for Householder Development for the following reason:

The proposed development would not be a subservient addition to the original dwelling and will unbalance the pair of semi-detached houses. This will therefore be considered to have an unacceptable effect on the character and appearance of the site and the surrounding area.

Town (Pontypridd)

20/0129/01 Decision Date: 12/06/2020

Proposal: Removal of 48 sheet advertising billboard and replacement with a 48 sheet advert to support a digital poster (D-Poster).

Location: LAND AT 37 TAFF STREET, PONTYPRIDD, CF37 4TR

Reason: 1 The proposed advertisement would cause undue driver distraction to the detriment of highway safety contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Treforest

20/0137/10 Decision Date: 09/06/2020

Proposal: Proposed 4no new build, two bedroom apartments (description amended 12/5/20).

Location: 10 CAMBRIAN PLACE, TREFOREST, PONTYPRIDD, CF37 1BT

Reason: 1 The proposed development would result in an unacceptable intensification of use of both Cambrian Place and its substandard junctions with the wider highway network; and would create on-street parking demand on Cambrian Place. The development would therefore be detrimental to highway safety and the free flow of traffic,

In addition, the Council's Flood Risk Management Plan identifies that the development would be in an area designated as being at risk from, and within an area of influence of, surface water flooding.

Consequently, the development is considered not to comply with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance for Access, Circulation and Parking Requirements.

20/0192/10 Decision Date: 15/04/2020

Proposal: Retrospective application for change of use from C3 to C4 (HMO).

Location: 32 QUEEN STREET, TREFOREST, PONTYPRIDD, CF37 1RN

Reason: 1 The proposal will further exacerbate the unacceptable cumulative adverse impact on the amenities of the area as a consequence of a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policies CS2 and AW5 of the Rhondda Cynon Taf Local Development Plan and the Houses in Multiple Occupation (HMO) Supplementary Planning Guidance (2018)

20/0208/10 Decision Date: 13/05/2020

Proposal: Proposed conversion of single residential dwelling to 3 no. self-contained flats.

Location: 29 BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW

Reason: 1 The proposed development would place significant pressure on the plot, representing an over intensive use of the site; and in trying to accommodate as many self-contained units as possible within such a small building, would result in the creation of cramped and poor quality living accommodation for future occupiers. As such the proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Supplementary Planning Guidance: Development of Flats.

Report for Development Control Planning Committee

Treforest

20/0220/10 Decision Date: 29/04/2020

Proposal: Vehicle access.

Location: 26 RAYMOND TERRACE, TREFOREST, PONTYPRIDD, CF37 1ST

Reason: 1 The application is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reason:

The proposed development would be served off an adopted rear lane which is not designed or constructed to serve as a primary means of access and intensification of its use would be to the further detriment of highway safety and the free flow of traffic.

20/0393/10 Decision Date: 19/06/2020

Proposal: Change of use from a residential dwelling (Use Class C3) to a HMO (Use Class C4).(Amended first floor layout plan rec. 22/05/2020)

Location: 15 NIAGARA STREET, TREFOREST, PONTYPRIDD, CF37 1BP

Reason: 1 The proposal will further exacerbate the unacceptable cumulative adverse impact on the amenities of the area as a consequence of a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policies CS2 and AW5 of the Rhondda Cynon Taf Local Development Plan and the Houses in Multiple Occupation (HMO) Supplementary Planning Guidance (2018)

Tonteg

20/0199/19 Decision Date: 06/05/2020

Proposal: Works to mature oak (30% Canopy Reduction).

Location: NEW BUNGALOW, 42 MEADOW CRESCENT, TONTEG, PONTYPRIDD, CF38 1NL

Reason: 1 In the absence of sufficient justification, the tree reduction works are considered to have a detrimental impact upon the character of the application tree and wider TPO area. Consequently, the application is contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales Technical Advice Note (TAN) 10.

Tonyrefail East

19/0017/10 Decision Date: 19/06/2020

Proposal: Extension to Car Park

Location: LAND WEST OF ELY VALLEY MINERS WELFARE ASSOCIATION, TYLCHAWEN TERRACE, TONYREFAIL, PORTH, CF39 8AL

Reason: 1 In the absence of ecological reports, insufficient information has been submitted to demonstrate that the proposed development would not result in detrimental consequences to ecology at the application site. As such, the proposal conflicts with Policies AW8 and AW10 of the Rhondda Cynon Taf Local Development Plan.

19/0656/10 Decision Date: 24/03/2020

Proposal: Extension of residential curtilage (change of use of land) and erection of retaining walls for a temporary period of time in relation to the temporary dwelling (retrospective) at Ein Glaswellt Farm, Llantrisant, Pontyclun, CF72 8LQ

Location: EIN GLASWELLT FARM, RACKETT COTTAGES ROAD, CASTELLAU, BEDDAU, PONTYCLUN, CF72 8LQ

Reason: 1 The development is considered to have a detrimental visual impact on the rural character of the application property and surrounding area, and is harmful to the qualities of the Special Landscape Area, contrary to LDP Policies AW6 and SSA23.

In addition the development has prevented use of the public right of way ANT/127/1 which crosses the site, and it has not been demonstrated that the loss of the footpath can be replaced with an alternative, acceptable provision, contrary to LDP Policy AW7.

19/0805/10 Decision Date: 26/05/2020

Proposal: Construction of a stable block for private equine use (Affecting Public Right of Way ANT/77/1 ANT/78/1, ANT/86/1 and ANT/87/1).

Location: LAND TO THE REAR OF HAFOD WEN, TONYREFAIL, CF39 8LB

Reason: 1 The proposal would have an unacceptable ecological and visual conflict with the surrounding rural land and its designation as a Site of Special Scientific Interest (SSSI). Therefore, this would be considered an unsustainable location for development. As such the development would be contrary to Policy AW 2 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The stable and equine use of the land would have a detrimental impact on the ecological qualities of the Site of Special Scientific Interest (SSSI) and it has not been demonstrated that the development could be managed in a way that would protect the SSSI and that would provide a net biodiversity benefit. As such the development would be contrary to Policies AW 5 and AW 8 of the Rhondda Cynon Taf Local Development Plan

Tonyrefail East

Reason: 3 The development would have a detrimental visual impact on the character of the surrounding rural area and it has not been demonstrated that it could be screened acceptably. As such the development would be contrary to Policies AW 5 and SSA 23 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 Insufficient information has been submitted to enable a full assessment of the impact on Public Rights of Way that cross the site. As such the development would be contrary to Policy AW 7 of the Rhondda Cynon Taf Local Development Plan

19/1274/10 Decision Date: 19/03/2020

Proposal: Proposed agricultural dwelling (Affecting Public Right of Way ANT/125/1).

Location: PANTYDDRAINAN FARM, LLANTRISANT ROAD, CASTELLAU, BEDDAU, PONTYCLUN, CF72 8LQ

Reason: 1 The application does not fully meet the tests in paragraph 4.4.1 of Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities (2010). The evidence submitted regard the financial test and other dwelling test is not considered robust enough to fully justify a new dwelling.

Reason: 2 The siting of the proposed dwelling would have a detrimental impact on the rural character of the area that is identified a Special Landscape Area. As such the development would be contrary to Policies AW 5, AW 6 and SSA 23 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities (2010).

Reason: 3 The means of access to the proposed development is sub-standard in terms of horizontal geometry, carriageway width, junction radii, vision splays, forward visibility, segregated footway, street lighting, drainage and structural integrity and intensification of its use would create increased traffic hazards to the detriment of highway and pedestrian safety and free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities (2010).

Reason: 4 Insufficient information has been submitted to enable a full assessment of the impact of the proposal on ecology and protected species. As such the development would be contrary to Policies AW 5, AW 6 and AW 8 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities (2010).

19/1322/10 Decision Date: 31/03/2020

Proposal: Construction of 1 no. detached dwelling with undercroft parking (Amended plans received and description amended 19/02/20).

Location: LAND ADJ TO 135 MILL STREET, TONYREFAIL, PORTH, CF39 8AE

Tonyrefail East

Reason: 1 The development of the application site for a single dwelling would be prejudicial to any future development at the adjacent land, land east of Mill Street and land part of Tylcha Ganol Farm, which are allocated for residential and retail development under Policies SSA10 and SSA15 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposal would encroach onto the public highway, the proposed off-street parking would result in danger to safety of all highway users, and there is insufficient design and detail of footway, vehicular crossover, vision splays and drainage to enable a comprehensive highway safety assessment to be carried out. Therefore the proposal is also contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Town (Llantrisant)

20/0347/10

Decision Date: 11/06/2020

Proposal: Proposed change of use of outhouse to dwelling including: alteration of roof pitch, ground works to form garden, fencing boundary treatments and garden retaining wall.

Location: 15 HEOL-Y-SARN, LLANTRISANT, PONTYCLUN, CF72 8DA

Reason: 1 The proposal would result in poor quality living accommodation as a result of its access and the relationship to surrounding neighbouring properties. As such the proposal is contrary to the Council's Supplementary Planning Guidance: Development of Flats – Conversions and New Build.

Reason: 2 The proposal would result in a loss of amenity to neighbouring properties. The intensification of the residential use of the site and access would result in nuisance issues such as noise and disturbance. The main windows on the side elevation (facing the boundary of 15 Heol-y-Sarn) would result in perceived overlooking and a detriment to the amenity of neighbours. As such the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Pontyclun

20/0248/13 Decision Date: 17/06/2020

Proposal: Two split level 4 bed dwellings with garages and shared drive (Outline).

Location: LAND AT OTTERS BROOK, IVOR PARK, BRYNSADLER, PONTYCLUN, CF72 9BY

Reason: 1 The proposed access off Talygarn Drive and Ivor Park is considered unacceptable to serve two additional residential dwellings and vehicular and pedestrian movements associated with the residential dwellings due to its sub-standard width to facilitate satisfactory passing of 2 large vehicles, sub-standard turning areas, and missing footway links. In addition, the proposed intensification of use would be detrimental to highway safety and the 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.

20/0342/10 Decision Date: 09/06/2020

Proposal: Conversion of garage to workshop and first floor extension to existing structure (Amended description 15/04/20).

Location: 11 CASTAN ROAD, PONTYCLUN, CF72 9EH

Reason: 1 The application increases the demand for on-street parking, with the local highway network already being sub-standard in regard to junction radii and vision splays. The resulting indiscriminate on-street parking as well as additional, potentially commercial, traffic would negatively impact upon the free flow of traffic, to the detriment of the safety of all highway users. The development is therefore contrary to Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan.

Llanharry

20/0320/10 Decision Date: 21/05/2020

Proposal: Garage / workshop

Location: BRYNTEG FARM, LLANHARRY ROAD, LLANHARAN, PONTYCLUN, CF72 9LH

Reason: 1 The garage, by virtue of its excessive mass and height, represents a visually incongruous form of development which would have a detrimental impact on the character and appearance of the host dwelling and the surrounding area. The development is therefore considered to be contrary to Policies AW5 & AW6 of the Rhondda Cynon Taff Local Development Plan.

Report for Development Control Planning Committee

Llanharan

20/0229/10 Decision Date: 24/04/2020

Proposal: Detached double garage (retrospective).

Location: 2 YNYSMAERDY TERRACE, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 8LG

Reason: 1 By virtue of its scale, mass and design, the proposed garage forms an obtrusive and overbearing addition, out-of-keeping with the character of the local area and detrimental to the visual amenity of its surroundings. In addition, the structure encroaches on to the public highway, causing an obstruction and future highway maintenance issues for the Council, to the detriment of the safety of all highway users. The development is therefore contrary to Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'Design Guide for Householder Development (2011)'.

Brynna

20/0062/10 Decision Date: 19/03/2020

Proposal: Loft conversion and roof raised with rear dormer extension

Location: 1 LANTERN CLOSE, LLANHARAN, PONTYCLUN, CF72 9ZB

Reason: 1 The development, by virtue of its scale, massing, design and elevated height, represents an incongruous proposal that would be out-of-keeping with the character of the local area and detrimental to the visual amenity of both the host dwelling and the wider street scene. The proposal is therefore contrary to Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'Design Guide for Householder Development (2011)'.

20/0313/10 Decision Date: 26/05/2020

Proposal: Proposed change of use of first floor triple garage from storage to holiday let.

Location: THE OLD COACH HOUSE, LLANILID, PENCOED, BRIDGEND, CF35 5LA

Reason: 1 The proposed development would intensify the use of severely substandard lanes in the area of the property to the detriment of safety of all highway users and free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan

Reason: 2 The proposed development's shortfall in off-street parking provision will result in the creation of parking within access and circulation demand to the detriment of all highway users. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan
