

Aberdare West/Llwydcoed

20/0410/13 Decision Date: 15/07/2020

Proposal: Outline planning for residential development off a private drive (re-submission of 20/0132/13).(Amended Ecology Survey rec. 11/06/2020)

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 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.

Mountain Ash East

20/0498/19 Decision Date: 14/07/2020

Proposal: Removal of 3no. Oak Trees (T1, T2, T3). Planting of 3no. replacement Oak Trees on site and to open land to north-west.

Location: PLOT 3, NEW DEVELOPMENT, TREM Y DYFFRYN, MOUNTAIN ASH, CF45 4AQ

Reason: 1 The Oak Trees (T1, T2 and T3) are not considered imminently dangerous and therefore their removal would not be reasonable or appropriate. Consequently, the application is contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales Technical Advice Note (TAN) 10.

Reason: 2 Insufficient information has been submitted to enable a full assessment of the impact of the proposal on European Protected Species. As such the application would be contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The removal of the Oak Trees (T1, T2, T3) would be detrimental to the appearance of the site and surrounding area, through the reduction in local amenity that the loss of the trees would bring. In addition, it would result in a reduction of the wider designated area. Consequently, the application is considered not to comply with TAN 10 of Planning Policy Wales or Policies AW6 and AW8 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Aberaman South

20/0396/10 Decision Date: 07/07/2020

Proposal: Two storey extension to the front of the property.

Location: 1 FORGE ROW, ABERAMAN, ABERDARE, CF44 6DR

Reason: 1 It is considered that the proposed extension, by virtue of its scale, massing and siting, would represent a visually incongruous form of development which would have a detrimental impact upon the character and appearance of the host dwelling and surrounding locality. The proposal is therefore contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance: A Design Guide for Householder Development.

Rhydyfelin Central

20/0314/10 Decision Date: 07/07/2020

Proposal: Construction of 2 Bedroom Bungalow/Annex to rear of property with off road parking for two vehicles.

Location: 18 DYFFRYN GARDENS, RHYDYFELIN, PONTYPRIDD, CF37 5SA

Reason: 1 The proposed dwelling, by virtue of its siting, scale, design and subsequent sub-division of the plot would result in a detrimental visual impact on the character and appearance of the site and surrounding area. As such, the development would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed dwelling and associated parking area, by virtue of their siting and scale, would be detrimental to the amenity of neighbouring occupiers. As such, the development would be contrary to Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The proposed access to the developments off-street parking area would result in the creation of traffic hazards to the detriment of highway safety and the free flow of traffic. As such, the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and also the Council's Supplementary Planning Guidance relating to Access, Parking and Circulation Requirements.

Reason: 4 The proposed development would result in the creation of on-street parking demand to the detriment of highway safety and the free flow of traffic. As such, the development would be contrary to Policy AW5 and SSA13 of the Rhondda Cynon Taf Local Development Plan and also the Council's Supplementary Planning Guidance relating to Access, Parking and Circulation Requirements.
