

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between:**

**20/07/2020 and 07/08/2020**

**Report for Development Control Planning Committee**

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**Abercynon**

**20/0575/10** Decision Date: 03/08/2020

**Proposal:** Proposed first floor extension.

**Location:** 58 AVONDALE STREET, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4YY

**Reason: 1** The proposed extension, by reason of its height, size and siting, represents an undesirable and unneighbourly form of development, detrimental to the amenities of occupiers of the adjacent residential property 6 Avondale Court, particularly by reason of loss of daylight/sunlight and overbearing impact. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan

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**Penygraig**

**20/0055/09** Decision Date: 07/08/2020

**Proposal:** Lawful Development Certificate for Existing A3 (Café and Takeaway) Use.

**Location:** BACCHETTA AND SON CAFE, 51 TYLACELYN ROAD, PENYGRAIG, TONYPANDY, CF40 1JU

**Reason: 1** With regard to the evidence provided the applicant has failed to establish that the use applied for has existed on the land 10 years prior to the submission of the application.

Consequently the development is not lawful for planning purposes and planning permission is required for the existing use of the property as an A3 use. A Certificate of Lawfulness cannot therefore be issued.

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Ty'n y Nant

20/0494/10

Decision Date: 27/07/2020

**Proposal:** Construction of a detached dwelling.

**Location:** 1 CALDERTON ROAD, BEDDAU, PONTYPRIDD, CF38 2LL

**Reason: 1** The proposed dwelling would have a detrimental impact upon the character and appearance of the immediate surrounding locality by virtue of its excessive height, scale, and design.

The proposed development is therefore contrary to Policy AW6 of the Local Development Plan.

**Reason: 2** The proposed development would result in increased vehicular reversing manoeuvres in close proximity to a priority junction to the detriment of 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 shortfall in on-site parking would result in the creation of on-street parking demand in close proximity of the junction to the detriment of highway safety and the free flow of traffic.

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

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Total Number of Delegated decisions is 3