

Report for Development Control Planning Committee

Treorchy

20/0708/10 Decision Date: 21/08/2020

Proposal: Demolition and rebuild of existing rear garage.

Location: 1 TYNBYEDW TERRACE, TREORCHY, CF42 6RL

Reason: 1 The proposed outbuilding, by virtue of its scale, massing, design and prominent location would have a detrimental impact upon the character and appearance of the host dwelling and wider area. The proposal is therefore considered excessive and contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance contained within the 'Design Guide for Householder Development (2011)'.

Ystrad

20/0506/10 Decision Date: 11/08/2020

Proposal: New enclosed cattery building and change of use of part of site from residential to cattery use.

Location: TY SEREN HAF, BRYN TERRACE, ARTHUR STREET, YSTRAD, PENTRE, CF41 7RX

Reason: 1 There is concern with regards the sub-standard nature of the terraced streets leading to the proposed site in terms of their horizontal & vertical alignment, sub-standard vision, sub-standard junction radii and high-or street car parking demand. This raises cause for concern with regards the increase in vehicular and pedestrian movement to the proposed site. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan

Reason: 2 The proposed will increase vehicular movements to and from the proposed site along the network of sub-standard streets with no pick up and drop off facilities and no off-street car parking provision leading to indiscriminate on-street car parking to the detriment of safety of all highway users and the free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan

Report for Development Control Planning Committee

Trallwn

20/0312/10 Decision Date: 13/08/2020

Proposal: Proposed rear dormer, loft conversion, balcony & new windows.

Location: 20 SION STREET, PONTYPRIDD, CF37 4SD

Reason: 1

The proposed development is too significant a departure in terms of style and character from the adjoining and neighbour properties.

The proposed development would cause significant harm to privacy and residential amenity of neighbours, especially 19 Sion Street.

The proposed development would not preserve or enhance the conservation area of Pontypridd (Taff).

Tonyrefail West

20/0588/10 Decision Date: 18/08/2020

Proposal: Change of use of out-house to a dog-grooming facility.

Location: 3 DUFFRYN TERRACE, TONYREFAIL, PORTH, CF39 8HB

Reason: 1 The proposal represents an incompatible and unneighbourly use, which, by reason of noise and general disturbance, would be detrimental to the amenities of neighbouring residential properties. As such, the proposal is contrary to Policies AW 2, AW 5 and AW 10 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The rear lane is sub-standard in terms of width, junction radii, vision splays, forward visibility, 90-degree bend, structural integrity, lighting, drainage and segregated footway to serve as primary means of access for the proposed dog grooming. As such, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The lack of on-site parking would increase on-street parking demand in proximity of the sub-standard junction of Duffryn Terrace with B4278 and in an area where there is already substantial on-street parking demand thus increasing harm to all highway users and free flow of traffic. As such, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan
