

Aberdare West/Llwydcoed

20/0659/10

Decision Date: 03/09/2020

Proposal: To extend the existing garden curtilage of the property (40 Tan Y Bryn Gardens) to include an area of land locked wasteland, located parallel to the property.

Location: 40 TAN Y BRYN GARDENS, LLWYDCOED, ABERDARE, CF44 0TQ

Reason: 1 The proposal would encroach on land safeguarded for rail network improvements associated with the former rail freight line between Aberdare and the former Tower Colliery site (Hirwaun), and would also impact on the provision of station improvements at the former Railway Site and Freight Head (Hirwaun). The application would therefore be contrary to Policy NSA 22 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 By virtue of its location and scale, the proposed curtilage extension would be an unjustified intrusion into the open countryside as defined by the Rhondda Cynon Taf Local Development Plan. As such, the proposal would have a detrimental visual impact on the character and appearance of the surrounding area and upon a Special Landscape Area. The proposal is therefore contrary to Policy AW 5 and NSA 25 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 By virtue of its location and scale, the proposed curtilage extension would cause or result in a risk of unacceptable harm to health of occupants of 40 Tan-y-Bryn Gardens and future users of any passenger rail network. The application is therefore contrary to Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

Aberaman South

20/0612/10

Decision Date: 24/08/2020

Proposal: Change of use of land at rear of 15, 16 and 17 Parc Aberaman to garden curtilage (retrospective).

Location: LAND TO REAR OF 15, 16 AND 17 PARC ABERAMAN, ABERAMAN, ABERDARE, CF44 6EY

Reason: 1 By virtue of its prominent position and adverse visual impact on the surrounding area, the fencing is considered to be an incongruous and detrimental addition to the street scene; and as such, does not comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed extension of the garden curtilage will encroach onto public highway land, restrict inter-visibility between the arms of the roundabout and will jeopardise future improvements to the roundabout, B4275 and access for maintenance of the highway embankment and surface water carrier drain to the detriment of safety of all highway users.

Further, there is a lack of information with regards the location of existing statutory undertakers equipment located within the verge area and their ability to carry out future maintenance. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Tonyrefail West

20/0647/10

Decision Date: 03/09/2020

Proposal: Proposed two storey, two bed detached dwelling.

Location: LAND ADJ. 8 OFFICE ROW, PENRHIW-FER, TONYPANDY, CF40 1SQ

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 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.

Llanharry

20/0624/10

Decision Date: 25/08/2020

Proposal: Two-storey extension to front, side & rear, canopy to front, internal works.

Location: 65 SYCAMORE ROAD, LLANHARRY, PONTYCLUN, CF72 9HP

Reason: 1 By virtue of its scale, mass and design, the proposed side/front extension would form an obtrusive and overbearing addition, which would serve to 'unbalance' the appearance of the pair of semi-detached dwellings of which it is a part, creating a development that is out-of-keeping with the character of the local area and detrimental to the visual amenity of its surroundings. The development is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'A Design Guide for Householder Development (2011)'.
