

Report for Development Control Planning Committee

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Rhigos

20/0552/10

Decision Date: 24/09/2020

**Proposal:** Conversion of single dwelling into two dwellings and associated works.

**Location:** FFERMDDY NANTLLECHAU FARM, HALT ROAD, RHIGOS, ABERDARE, CF44 9UN

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

**Reason: 3** Insufficient information has been submitted with regards to vehicular access and off-street car parking provision for both dwellings to enable a full assessment of the impact of the proposal on highway safety to be undertaken.

The proposal is therefore contrary to Policy AW 5 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 protected species to be undertaken.

The proposal is therefore contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.

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Hirwaun

20/0821/10

Decision Date: 01/10/2020

**Proposal:** Construction of Agricultural Building/Barn.

**Location:** LAND AT CHALLIS ROW, PENDERYN ROW, HIRWAUN, ABERDARE

**Reason: 1** It is not considered that the supporting information submitted justifies the need in agricultural terms, for a building of the scale proposed, in connection with the small holding at the site. As such, it is considered that the proposal, as a result of its siting, design and scale, would result in an unjustified development that would be harmful to the character and appearance of the site and its immediate setting. Therefore, the proposal conflicts with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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**Aberdare West/Llwydcoed**

**20/0724/10** Decision Date: 14/09/2020

**Proposal:** Proposed detached two bed dwelling.

**Location:** 1 KINGSBURY COURT, LLWYDCOED, ABERDARE, CF44 0YN

**Reason: 1** Whilst the development of an additional dwelling at the application site, in principle, is considered acceptable, the proposal, by virtue of its position and relationship with the neighbouring property to the south, 1 New Scale Houses, would be considered to have a significant detrimental impact upon the amenity and outlook of its occupants, and would create unacceptable levels of harm. The development would therefore be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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**20/0783/13** Decision Date: 09/09/2020

**Proposal:** Outline application for a residential dwelling.

**Location:** LAND ADJOINING NEW MOAT, BRIDGE STREET, ROBERTSTOWN, ABERDARE, CF44 8EU

**Reason: 1** By virtue of its location within a designated Zone C2 as defined by the Development Advice Maps referred to under Technical Advice Note 15: Development and Flood Risk, and with no justification or appropriate mitigation proposed, the proposed development is at risk of flooding which could result in a risk to public health. The proposed development is therefore contrary to the policy guidance set out in Technical Advice Note 15: Development and Flood Risk and Policies AW2 and AW10 of the Rhondda Cynon Taf Local Development Plan, and is unacceptable in principle.

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**Aberdare East**

**20/0751/10**

Decision Date: 24/09/2020

**Proposal:** Proposed dormer window to front elevation, installation of curtain wall picture window to side elevation.

**Location:** 1 COOPERATIVE COTTAGES, PRICE'S PLACE, GADLYS, ABERDARE, CF44 8AY

**Reason: 1** The proposed dormer extension, by virtue of its siting, design and scale, would create an incongruous feature within the existing street scene and would have an adverse impact on the character and appearance of the host dwelling. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan, and also the Council's Supplementary Planning Guidance 'A Design Guide for Householder Development'.

**Reason: 2** The proposed picture window, by virtue of its scale and design, would result in an inappropriate and unsympathetic addition that would have a detrimental impact on the character and appearance of the host building and the surrounding locality. As such the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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**Mountain Ash West**

**20/0299/10**

Decision Date: 01/10/2020

**Proposal:** Construction of 51 no. bedroom nursing home with access, landscaping and associated infrastructure (resubmission of application ref. 19/1049/10) (amended site location plan and Transport Statement received 17/08/20).

**Location:** LAND AT FORMER NIXONS SITE, OXFORD STREET, MOUNTAIN ASH, CF45 3HE

**Reason: 1** The proposed development of a care home building of the scale, design and resulting overall mass proposed would not be appropriate in this location. It would result in an incongruous and dominant feature in the street scene, and an unacceptable detrimental impact upon the visual amenity of the immediate locality and more traditional character and appearance of the wider town centre. The proposal is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan in respect of its potential visual impact.

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**Penrhiwceiber**

**19/1141/10**

Decision Date: 08/09/2020

**Proposal:** Provide handrail around flat roof to create raised terrace.

**Location:** 6 GLASBROOK TERRACE, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SY

**Reason: 1** The development by virtue of its scale, design and elevated height results in an excessive form of development that has a significant detrimental impact upon the residential amenity and privacy standards currently enjoyed by the occupiers of the neighbouring properties. As such, the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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**Aberaman North**

**20/0819/10**

Decision Date: 30/09/2020

**Proposal:** Detached garage with storage area above.

**Location:** 48 JUBILEE ROAD, GODREAMAN, ABERDARE, CF44 6ED

**Reason: 1** The proposed garage arising from its design, scale and elevated nature would form an unsympathetic, overly excessive and inharmonious form of development that would subsequently harm the character and appearance of the surrounding locality. As such, the scheme is contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposed garage, arising from its elevated nature and excessive scale would represent an overbearing and incongruous feature to the detriment of existing levels of residential amenity currently enjoyed in the locality. As such, the proposal is contrary to policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

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Cymmer

**20/0518/10**

Decision Date: 02/10/2020

**Proposal:** Replace an unsafe wall with a new gabion basket wall, infilling of land (retrospective).

**Location:** LAND AT AEL-Y-BRYN, TREHAFOD, PONTYPRIDD, CF37 2PB

- Reason: 1** The application has not demonstrated that the gabion retaining wall has been acceptably constructed and may pose a risk to public safety. As such the development would not accord with policy AW 10 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 2** The application has not demonstrated that the material used for the infilling of the site is itself not contaminated, and may pose a risk to public safety. As such the development would not accord with policy AW 10 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 3** The gabion wall, arising from its height, scale, bulk and appearance, would appear as an incongruous and overbearing feature, and would consequently have an unacceptable effect on the character and appearance of the area. As such the development would not accord with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.
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Report for Development Control Planning Committee

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Rhondda

20/0614/10

Decision Date: 18/09/2020

**Proposal:** Two-storey side extension and two-storey detached garage.

**Location:** MOUNT PLEASANT, LLANDRAW WOODS, MAESYCOED, PONTYPRIDD, CF37 1EX

**Reason: 1** By virtue of its scale, massing, design and elevated position, the proposed side/front extension would form a domineering, obtrusive and overbearing addition. The proposal would therefore serve to create a development that is out-of-keeping with the character and appearance of the host dwelling and detrimental to the visual amenity of the wider area, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposed outbuilding, by virtue of its scale, massing, design and prominent location, would create a structure in excess of and in clear competition with the form and scale of the host dwelling & a neighbouring property. This would result in a detrimental impact upon the character and appearance of the host dwelling and wider area, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** The extensive first floor fenestrations proposed to the principal front (north eastern) facing elevation of the extension would compromise the current standards of privacy enjoyed by the neighbouring dwellings to the north, 'The Willows' and 'Hillside'. The perceived and real sense of overlooking created towards the dwellings and their private amenity areas would be excessive and unneighbourly, resulting in unacceptable harm to the residential amenity of these dwellings. The development is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'Design Guide for Householder Development (2011)'.

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**Tonyrefail East**

**20/0814/10** Decision Date: 23/09/2020

**Proposal:** Functional special and essential needs agricultural dwelling for owner of Silver Cloud Alpacas (Re-submission of Application Ref: 19/1274/10).

**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).

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**Llanharan**

**20/0705/13** Decision Date: 09/09/2020

**Proposal:** Demolition of an existing conservatory and the erection of a two storey detached dwelling including the creation of a new access to the public highway (Re-submission of 20/0067/13).

**Location:** FARMHOUSE, LANELAY FARM, LANELAY LANE, TALBOT GREEN, PONTYCLUN, CF72 9LA

**Reason: 1** An objection is raised on highways grounds for the following reasons:

The proposed development would jeopardise the future delivery of the proposed Ynysmaerdy to Talbot Green Relief Road.

The proposal would result in multiple vehicular access on to Ynysmaerdy to Talbot Green Relief Road to the detriment of highway safety of all highway users and free flow of traffic.

The proposal would result in acute angle access/egress and reversing movements on to Ynysmaerdy to Talbot Green Relief Road to the detriment of safety of all highway users and free flow of traffic.

The proposal would result in parking on Ynysmaerdy to Talbot Green Relief Road by residents, visitors, service and delivery vehicles to the detriment of safety of all highway users and free flow of traffic.

As such the proposal would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions - Refusals between:**  
**Report for Development Control Planning Committee**

**04/09/2020 and 02/10/2020**

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Total Number of Delegated decisions is 12