

**Aberdare West/Llwydcoed**

**20/0409/10**

Decision Date: 21/10/2020

**Proposal:** Erection of 4 detached dwellings. Retention of existing dwelling and associated works (amended red line boundary plan rec. 24/08/2020; amended elevation plans rec. 25/08/2020; additional supporting information rec. 25/08/2020)

**Location:** BIRCHWOOD, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0UL

**Reason: 1** The proposal, as a result of the number and scale of the dwellings proposed, would lead to overdevelopment of the plot which would have a detrimental impact upon the character and appearance of the site and surrounding area. The application would therefore not comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan

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**Aberdare East**

**20/0823/10**

Decision Date: 16/10/2020

**Proposal:** Proposed partial change of use from commercial to create 8 flats and associated works.

**Location:** 22-22A CARDIFF STREET, ABERDARE, CF44 7DP

**Reason: 1 REASONS**

By virtue of its location within a designated C2 Flood Zone, the proposed development is at risk of flooding and is considered to be contrary to Policies AW2 and AW10 of the Local Development Plan as well as Planning Policy Wales Technical Advice Note (TAN) 15: Development and Flood Risk and is therefore unacceptable in principle.

The proposed residential use, in the form of 8 no. flats is considered to represent an inappropriate conversion that would result in the creation of poor quality living accommodation contrary to the Council's Supplementary Planning Guidance: Development of Flats – Conversion and New Build and Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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Cilfynydd

20/0906/10

Decision Date: 21/10/2020

**Proposal:** Construction of a two storey three bedroom house

**Location:** LAND OPPOSITE NOS 3 & 4 PARK PLACE, CILFYNYDD, PONTYPRIDD

- Reason: 1** Due to 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, the proposed development is at risk of flooding. The proposed development is therefore contrary to the policy 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.
- Reason: 2** The proposed additional use of Park Place, which is sub-standard by way of access and is lacking in continuous footway provision, turning area and width of carriageway due to existing high on-street car parking demand, would increase hazards to all highway users and impact on free flow of traffic. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 3** The proposed access lacks an adequate turning area to cater for vehicular turning movements to and from the site and would therefore create hazards to the detriment of highway and pedestrian safety. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 4** The proposal will result in additional on-street parking in an area where there is already substantial demand to the detriment of highway safety. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 5** The proposal will result in vehicular reversing movements along Park Place by all types of vehicle out onto Cilfynydd Road to perform a turn to the detriment of safety of all highway users. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.
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**Graig**

**20/0894/10** Decision Date: 20/10/2020

**Proposal:** 4 bedroom dormer bungalow at Panorama D.

**Location:** PANORAMA D, PENYCOEDCAE ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PU

**Reason: 1** On account of its height, layout and proximity to the neighbouring dwelling, known as The Maples, the development would be overbearing and harmful to the outlook and privacy of neighbouring occupiers.

In addition, the shortfall in off-street parking provision would result in the creation of on-street parking demand to the detriment of highway safety and the free flow of traffic.

Therefore the proposed development would not be in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan or the Council's SPG for Access, Circulation and Parking Requirements

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**Church Village**

**20/0729/10** Decision Date: 21/10/2020

**Proposal:** Change of use of garage into a utility room/store and reception/office.

**Location:** 7 ANEURIN BEVAN DRIVE, CHURCH VILLAGE, PONTYPRIDD, CF38 1GD

**Reason: 1** The proposed will result in additional on-street car parking impacting on the free passage of vehicular and pedestrian movement to the detriment of safety of all highway users and increasing potential maintenance issues to the council to the detriment of pedestrian safety.

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