

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

20/1100/10 Decision Date: 24/11/2020

Proposal: Proposed detached two bed dwelling (re-submission).

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.

Aberdare East

20/0634/13 Decision Date: 30/11/2020

Proposal: Outline application for the development of six residential dwellings (all matters reserved).

Location: LAND ADJACENT TO NO 29 TUDOR TERRACE, TRECYNON, ABERDARE, CF44 8EB

Reason: 1 The proposed development would result in increased vehicular movements and car parking pressure along Tudor Terrace, which is already oversubscribed with on-street car parking narrowing the available width to single file traffic and blocking footways to the detriment of safety of all highway users and free flow of traffic, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan (2011).

Reason: 2 The access lane fronting the site is sub-standard in terms of structural integrity to withstand the type and increase in vehicular traffic generated by the proposed development, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan (2011).

Reason: 3 The proposed development would result in six dwellings served off a private shared access which does not comply with the Rhondda Cynon Taff Design Guide for Residential Estate Roads and is sub-standard in width, resulting in potential reversing movements to and from the highway and increased potential harm to all highway users, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan (2011).

Reason: 4 The proposed development is unacceptable in principle given its location partially within a C2 Flood Zone, whereby residential development is classed as highly vulnerable development. As such, the proposal is contrary to national planning policy as set out in Planning Policy Wales (Edition 10, 2018) and TAN 15. In addition, it is contrary to Policy AW10 of the Rhondda Cynon Taf Local Development Plan (2011).

Reason: 5 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 (2011).

Aberdare East

Reason: 6 The proposed development would be located directly adjacent to the busy A4059 as well as directly to the south of an existing footbridge, which provides uninterrupted views down into the site. Given this location, it is considered that future occupiers of the dwellings would experience frequent noise and disturbance from the A4059 as well as overlooking from users of the footbridge, which would adversely impact upon their residential amenities, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan (2011).

Reason: 7 The proposed development does not respect the established pattern of development of the locality and is therefore considered to be detrimental to the character and appearance of the area and contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan (2011).

Porth

20/1132/10

Decision Date: 04/12/2020

Proposal: Change of use to HMO from shop premises on ground floor and self contained flat on first floor.

Location: 70 & 70A PONTYPRIDD ROAD, PORTH, CF39 9PL

Reason: 1 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.

Cymmer

20/1058/10

Decision Date: 01/12/2020

Proposal: Demolition of single storey extension, construction of double storey extension (part retrospective).

Location: 9 ST JOHN'S STREET, GLYNFACH, PORTH, CF39 9LA

Reason: 1 The extension, by virtue of its scale, depth, height and siting, would result in a detriment to the residential amenity of the adjoining neighbouring occupiers. The proposal is therefore considered unneighbourly, 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)'.

Graig

20/1199/10

Decision Date: 03/12/2020

Proposal: Proposed change of use of part of the ground floor to create a single bedsit.

Location: GROUND FLOOR, 30 HIGH STREET, GRAIG, PONTYPRIDD, CF37 1QX

Reason: 1 The proposal would result in the creation of substandard living accommodation due to a lack of natural daylight with a poor outlook, and sub-standard primary access. As such, the scheme is considered contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and also the Council's adopted Supplementary Planning Guidance: Development of Flats – Conversions and New Build.

Reason: 2 The proposed means of access is sub-standard to cater for residential use and its use would result in hazards to the detriment of highway safety and the 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 developments lack of 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. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Pontyclun

20/0922/10

Decision Date: 23/11/2020

Proposal: Converting ground floor offices of the car valeting centre into a hot food takeaway (B1 to A3 use).

Location: 38 COWBRIDGE ROAD, PONTYCLUN, CF72 9EE

Reason: 1 The establishment of a hot food take-away in this property would be detrimental to the amenities of nearby residential properties by reasons of increased late evening/night time noise and general activity. As such the development would be contrary to Policies AW 5 and AW 10 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Llanharry

20/1063/10

Decision Date: 30/11/2020

Proposal: Proposed front porch and two-storey side extension with associated internal alterations.

Location: 59 HEOL PANT GWYN, LLANHARRY, PONTYCLUN, CF72 9HW

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)'.

Brynna

20/0918/10

Decision Date: 04/12/2020

Proposal: Re-develop and re-roof existing conservatory, rear extension, rear supported canopy and detached garage to front drive.

Location: 229 MEADOW RISE, BRYNNA, PONTYCLUN, CF72 9TP

Reason: 1 By virtue of their scale, mass and design, the proposed rear extensions would form an obtrusive and overbearing addition, which would serve to create a development that would be out-of-keeping with the character of the local area and detrimental to the visual amenity of their surroundings.

By virtue of their scale and depth, the proposed rear extensions would have an unacceptable overbearing impact upon the residential amenity of the neighbouring dwelling of 228 Meadow Rise. The proposal is therefore considered unneighbourly and excessive.

The proposed garage, by virtue of its siting forward of the dwelling and adjacent to the boundary of No.234 Meadow rise, would form an obtrusive development, out of character with the appearance of the wider cul-de-sacs and detrimental to the visual amenity of its surroundings.

The proposed 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)'.
