

Report for Development Control Planning Committee

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**Penygraig**

**20/1266/15** Decision Date: 14/12/2020

**Proposal:** Removal of condition 5 (Amended parking area) of planning permission 20/0784/10 for residential development.

**Location:** 83 HUGHES STREET, PENYGRAIG, TONYPANDY, CF40 1LX

**Reason: 1** The proposal would result in a lack of off-street parking that would have a detrimental impact on the safety of all highway users and free flow of traffic. As such the proposal would not be in accordance with Policies AW 5 and NSA 12 of the Rhondda Cynon Taf Local Development Plan.

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**Trallwn**

**20/0658/10** Decision Date: 17/12/2020

**Proposal:** Construct wrap around 2 storey side and rear annex with a single storey rear extension to form new 2 bed dwelling.

**Location:** 64 COEDPENMAEN ROAD, PONTYPRIDD, CF37 4LP

**Reason: 1** The proposal to construct a new dwelling at the site would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan in that the scale, form and design of the dwelling would result in overdevelopment of the plot which would have an adverse impact upon the character and appearance of the site and the surrounding area.

**Reason: 2** The proposal to construct a new dwelling at the site would be contrary to Policies AW5 and SSA13 of the Rhondda Cynon Taf Local development plan in that it would result in additional on-street parking demand to the detriment of highway safety and the free flow of traffic

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**Tonyrefail West**

**20/1210/10** Decision Date: 18/12/2020

**Proposal:** First floor garage extension & ground floor rear extension

**Location:** 6 WORCESTER COURT, TONYREFAIL, PORTH, CF39 8JR

**Reason: 1** By virtue of its scale, mass and design, the proposed extension 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 its surroundings.

By virtue of its scale and proximity to the common boundary, the proposal would have an unacceptable detrimental impact to the residential amenity of the adjacent occupiers of No.4 Worcester Court by way of loss of light and outlook. The proposal is therefore considered overbearing, excessive and unneighbourly.

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)'.

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**20/1250/10** Decision Date: 17/12/2020

**Proposal:** Double storey side extension.

**Location:** 39 BEECH WOOD DRIVE, TONYREFAIL, PORTH, CF39 8JL

**Reason: 1** The development would introduce an unsympathetic addition as a result of its scale, design, and siting, which would detract from the character and appearance of the existing dwelling and wider street scene. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The development, as a result of its scale, design and resulting mass and bulk would have a detrimental impact upon the residential amenity and privacy of the immediate neighbouring properties arising from overbearing and a loss of privacy. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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**Tonyrefail East**

20/1214/10

Decision Date: 15/12/2020

**Proposal:** Extension and alterations to upper floor to create three self contained flats.

**Location:** 18 MILL STREET, TONYREFAIL, PORTH, CF39 8AA

**Reason: 1** The proposed residential use, in the form of 3 no. flats is considered to represent an inappropriate development that would result in the creation of cramped and 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.

**Reason: 2** The proposed development would result in the intensification of use of the rear lane as a primary means of access and would result in additional on-street parking demand to the detriment of highway safety and the free flow of traffic, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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**Town (Llantrisant)**

20/1143/09

Decision Date: 15/12/2020

**Proposal:** Single storey extension to rear.

**Location:** 33 CARDIFF ROAD, LLANTRISANT, PONTYCLUN, CF72 8DG

**Reason: 1** The proposal does not meet all the criteria set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013. Consequently, the development is not lawful for planning purposes and planning permission is required for the proposed extension. A Certificate of Lawfulness cannot therefore be issued.

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