

Mountain Ash East

20/0978/10

Decision Date: 05/01/2021

Proposal: Demolition of existing double garage and construction of new double garage in its place

Location: 2 WOODSIDE BUNGALOWS, JOHN STREET, MOUNTAIN ASH, CF45 4HN

Reason: 1 The scale and height of the proposed garage is excessive and does not reflect or harmonise with the existing bungalow and its surrounding residential setting, resulting in a structure that would dominate rather than complement the application site and that would fail to be a sympathetic and subservient addition, poorly relating to the character and appearance of both the application site and its immediate surroundings, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan

Reason: 2 The proposed structure would result in a significant detrimental impact to the amenity and privacy standards currently enjoyed by occupiers of the adjacent properties by virtue of overbearing impact and a direct loss of privacy, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The application site is served off a network of sub-standard streets which lack in continuous pedestrian links, sub-standard visibility at the junctions, sub-standard junction radii, lack of positive surface water drainage, are un-metalled and lacking street lighting. No information has been provided to evidence that the proposed development would not result in a detrimental impact upon pedestrian and highway safety in the vicinity of the site in these respects, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Furthermore, there is a lack of information with regards the impact of the proposal on the existing dwelling's off-street car parking provision, and in respect of the proposed use of the new garage structure. As such insufficient information has been provided to undertake a full assessment of the scheme in respect of its potential impacts upon pedestrian and highway safety in the vicinity of the site, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Rhondda

20/1269/10

Decision Date: 06/01/2021

Proposal: Two storey side extension with alterations.

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.

Ffynon Taf

20/0032/10

Decision Date: 22/12/2020

Proposal: Change of use of former Dental Laboratory (B1) to Single Dwelling (C3) and associated works

Location: REAR OF 55 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RD

Reason: 1 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. Intensification of its use would create increased traffic hazards to the detriment of highway and pedestrian safety and free flow of traffic, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development would generate additional on-street parking demand to the detriment of safety of all highway users and free flow of traffic, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Pontyclun

20/0826/10

Decision Date: 23/12/2020

Proposal: Alteration and extension to existing dwelling and change of use of the detached stables to create four dwellings.

Location: GELLI WEN FARM, PENDOYLAN ROAD, MISKIN, PONTYCLUN, CF72 8NF

Reason: 1 By virtue of the following, the proposed development is considered unacceptable:

1. The means of access to the development is severely sub-standard in terms of horizontal geometry, forward vision, junction vision splays, provision of segregated pedestrian footway facilities, passing bays, street lighting, highway drainage and structural integrity, and intensification of its use will result in further detriment to highway safety and the free flow of traffic.

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 and National Sustainable Placemaking Outcomes set out in Planning Policy Wales Edition 10.

3. The proposed extension to the eastern side of the property would be detrimental to the outlook and amenity of neighbouring residents.

4. The layout of the development and its disproportionate scale and massing would not be appropriate to the local context, and therefore detrimental to the character and appearance of the site and surrounding area.

Therefore, the proposed development would not comply with Policies CS2, AW2, AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

20/1201/10

Decision Date: 04/01/2021

Proposal: Detached, two-storey double garage.

Location: THE LAURELS, COWBRIDGE ROAD, TALYGARN, PONTYCLUN, CF72 9JT

Reason: 1 The proposed two-storey garage would introduce an unduly large, modern element within a historic setting. The proposal is considered to be poorly related and visually incongruous to the special character and appearance of the Talygarn Conservation Area and Historic Park and Garden and would have a detrimental effect in this regard. The proposed development is therefore contrary to Policies AW5, AW6, AW7 & SSA23.2 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'A Design Guide for Householder Development (2011)'.
