

Aberdare West/Llwydcoed

20/1360/10 Decision Date: 21/01/2021

Proposal: 3 No. detached dwellings off new private drive (Re-submission of 20/0031/10)..

Location: LAND ADJOINING HAZELMERE, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0TW

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

Reason: 2 The proposal would, as a result of the scale and siting of the proposed dwellings, result in an unacceptable overbearing impact upon the amenity of existing residential properties and upon future potential occupiers of Plot 3. The application would therefore not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Aberdare East

20/1315/10 Decision Date: 15/01/2021

Proposal: Change of use from dwelling house to 7 bedroom house of multiple occupation.

Location: 67 MONK STREET, ABERDARE, CF44 7PA

Reason: 1 In the absence of adequate off-street car parking facilities, the proposed development will result in indiscriminate on-street car parking along the A4233 and adjacent residential terraced streets in an area where there is already considerable demand increasing hazards to the detriment of safety of all highway users and free flow of traffic. As such, the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development.

Aberaman South

20/0824/10

Decision Date: 20/01/2021

Proposal: Construction of balcony and insertion of doors at first floor level (retrospective)

Location: AEL AMAN, AMAN STREET, CWMAMAN, ABERDARE, CF44 6PD

Reason: 1 By virtue of its scale, design and elevated height, the balcony to be retained is considered to have a detrimental impact upon the character and appearance of the rear of the host dwelling and wider area. It would form an obtrusive and overbearing addition, which would appear incongruous within its setting.

The proposed balcony, by virtue of its height, prominent location and relationship with adjacent properties, would have an overbearing impact and adversely affect the privacy and amenity of neighbouring properties.

The proposal is considered both unneighbourly and excessive and is therefore 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)'.

Trealaw

20/1306/10

Decision Date: 18/01/2021

Proposal: Detached garage.

Location: 55 NEW CENTURY STREET, TREALAW, TONYPANDY, CF40 2PG

Reason: 1 The proposed garage would result in the level of the pedestrian footway having to be increased to provide an access to the garage. This is considered to be to the detriment of the safety of all highway users. The application is therefore considered contrary to the relevant policies of the Rhondda Cynon Taf Local Development Plan (AW5 and AW6).

Report for Development Control Planning Committee

Trallwn

20/1200/10

Decision Date: 20/01/2021

Proposal: Construction of a two storey workshop and stores to replace double garage in grounds of Blodwen House (retrospective).

Location: GROUNDS OF BLODWEN HOUSE, CORN STORES HILL, PONTYPRIDD, CF37 4LD

Reason: 1 As a result of its prominent position, scale, appearance and relationship with the surrounding built environment and highway; the proposed workshop and store is considered to be detrimental to the character and appearance of the area. Therefore, the application is considered not to comply with Policies AW5 and AW6 of the Local Development Plan, in respect of its visual impact.

Reason: 2 The use of the building as a workshop would have an unacceptable adverse impact on the living conditions of the occupants of nearby properties. The development would therefore conflict with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The proposed development lacks an adequate private shared access and turning area to serve the proposed development and would result in vehicular reversing movement onto Coedpenmaen Road 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: 4 The proposed development will result in increased traffic movements to and from Coedpenmaen Road 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: 5 The proposed access lacks satisfactory vision splays resulting in the creation of increased 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: 6 There is insufficient information regarding off-street parking provision to enable a comprehensive highway safety assessment to be undertaken. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Hawthorn

20/1320/10 Decision Date: 15/01/2021

Proposal: Single storey side extension, rear garden enclosure, new boundary walls.

Location: 23 PARC Y DYFFRYN, RHYDYFELIN, PONTYPRIDD, CF37 5RZ

Reason: 1 By virtue of their prominent position and adverse visual impact on the character and appearance of the area, the boundary walls that would enclose the extended garden area are considered to be an incongruous and detrimental addition to the street scene; and as such, do not comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Llantwit Fardre

20/1260/10 Decision Date: 19/01/2021

Proposal: Detached Dwelling

Location: ECLIPSE, DEHEWYDD LANE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2LU

Reason: 1 The means of access to the proposed development is severely sub-standard and the intensification of its use would result in additional hazards to the detriment of highway safety and the free flow of traffic, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposal would result in the overdevelopment of the existing residential plot and be poorly related to existing development, to the detriment of the character and appearance of the area and contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The proposed development would have an overbearing impact on the adjacent dwelling known as Eclipse by virtue of its siting and scale, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

20/1314/10 Decision Date: 15/01/2021

Proposal: Proposed single storey rear extension and garage.

Location: 28 CADWAL COURT, LLANTWIT FARDRE, PONTYPRIDD, CF38 2FA

Reason: 1 The development of a garage extension, by virtue of its position in relation to the Nant Myddlyn culverted watercourse, would result in a form of development that would unacceptably increase flood risk.

As such, the development is contrary to Policy AW10 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales Technical Advice Note 15 (Development and Flood Risk 2004).

Report for Development Control Planning Committee

Pontyclun

20/1278/10

Decision Date: 19/01/2021

Proposal: Proposed domestic bungalow.

Location: LIFESTYLE EXPRESS, 46 BRYNAMLWG, PONTYCLUN, CF72 9AU

Reason: 1 The means of access to the development is severely sub-standard in terms of horizontal geometry and provision of segregated pedestrian footway facilities, passing bays and adequate street lighting, junction radii, highway drainage and structural integrity, and intensification of its use will result in further detriment to highway safety and the free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development lacks adequate off-street parking provision resulting in on-street parking demand and the creation of hazards to the detriment of highway safety and the free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The proposal would result in a cramped form of development and a siting at odds with its surroundings. As such, it is considered that the proposal would have a detrimental impact on the character and appearance of the surrounding area and would be contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 The siting of the dwelling would result in noise and disturbance to nearby existing residents and as a result of the close proximity to the nearby sports and play area. As such, it is considered that the proposal would have a detrimental impact on the amenity of nearby existing residents and the residents of the proposed dwelling and would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 9