

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between:**

**25/01/2021 and 12/02/2021**

**Report for Development Control Planning Committee**

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**Rhigos**

**20/1163/10**

Decision Date: 03/02/2021

**Proposal:** Demolition of garage block and construction of rural enterprise dwelling (Re-submission of 20/0302/10) (Rural enterprise dwelling appraisal received 27/11/2020) (Description amended 10/12/2020).

**Location:** CEFN RHIGOS FARM, MOUNT ROAD, RHIGOS, ABERDARE, CF44 9YS

**Reason: 1** The proposal would represent unjustified development outside the settlement boundary in an unsustainable location, effectively representing a proposal to erect an agricultural workers' dwelling at the site where such a need has not been sufficiently proven. The proposed development is therefore contrary to policies AW2 and NSA12 of the Rhondda Cynon Taf Local Development Plan and guidance contained in Planning Policy Wales: Technical Advice Note 6 - Planning for Sustainable Rural Communities.

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**Tonypandy**

**21/0011/19**

Decision Date: 01/02/2021

**Proposal:** Fell four trees - T5 (Norway Maple), T6, T7 and T8 (Sycamores).

**Location:** SIDE OF 6 PARK PLACE, TONYPANDY, CF401BA

**Reason: 1** The evidence submitted does not support the felling of the trees and therefore their removal would not be reasonable or appropriate. Consequently, the application is contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note (TAN) 10 of Planning Policy Wales.

**Reason: 2** Insufficient information has been submitted to enable a full assessment of the impact of the proposal on protected species. As such the development would be contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.

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**Cymmer**

**20/1343/10**

Decision Date: 25/01/2021

**Proposal:** Conversion of basement to a self contained studio flat.

**Location:** 2 SCRANTON VILLAS, HIGH STREET, CYMMER, PORTH, CF39 9EU

**Reason: 1**

The proposed residential use, in the form of an additional self-contained flat within the basement of an existing terraced property, would place significant pressure on the plot, representing an over intensive use and overdevelopment of the site, and in trying to accommodate as many units/bedrooms as possible within such a small building, would result in the creation of cramped and poor quality living accommodation for future occupiers. As such the proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Houses in Multiple Occupation (HMO) and Development of Flats Supplementary Planning Guidance.

The proposed development would result in an intensification of an existing sub-standard means of access and would also result in increased on-street parking demand in the vicinity of the development 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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**Ffynon Taf**

**20/1057/10**

Decision Date: 25/01/2021

**Proposal:** Proposed double storey side extension.

**Location:** THE COTTAGE, 1 CHURCH LANE, TAFFS WELL, CARDIFF, CF15 7TQ

**Reason: 1** The proposed extension as a result of its siting, scale, design and overall visual appearance would result in an excessive and unsympathetic addition that would have a detrimental impact on the character and appearance of the existing semi-detached property and surrounding area. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and also the Councils Supplementary Planning Guidance for Householder Development.

**Reason: 2** The proposed extension as a result of its siting, scale and design is considered to be an unneighbourly form of development that would be detrimental to the residential amenity of the occupants of 2 Church Lane. As such, the proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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Report for Development Control Planning Committee

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Llanharry

20/1396/10

Decision Date: 29/01/2021

**Proposal:** First floor front / side extension.

**Location:** 4 CLOS PINWYDDEN, LLANHARRY, PONTYCLUN, CF72 9GG

**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)'.

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Total Number of Delegated decisions is 5