

Report for Development Control Planning Committee

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**Aberaman North**

21/0072/10

Decision Date: 04/03/2021

**Proposal:** Detached domestic garage with hobbies room at first floor.

**Location:** 317 CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6UU

**Reason: 1** The proposed garage and hobby room would, as a result of its size, length, height and scale sited in close proximity to the boundary with 318 Cardiff Road, have an overbearing and unneighbourly impact contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and also the Councils Supplementary Planning Guidance 'A Design Guide for Householder Development (2011)'.

**Reason: 2** The proposed garage and hobby room would, as a result of its design, appearance, height, size and scale have an alien and incongruous appearance that would have a detrimental effect on the character and appearance of the host dwelling and would be out of keeping with the character of the local area, being detrimental to the visual amenity of its surroundings. The proposed development would therefore be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and also the Council's Supplementary Planning Guidance 'A Design Guide for Householder Development (2011)'.

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**Ynyshir**

20/1458/10

Decision Date: 04/03/2021

**Proposal:** Eight lock up garages.

**Location:** LAND OPPOSITE 23 - 27 STANDARD VIEW, YNYSHIR, PORTH

**Reason: 1** The proposed development would have a harmful impact on highway safety, contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan, for the following reasons:

Garages 1-3 would encroach onto the public highway, increasing potential hazards and increased maintenance liability to the Council to the detriment of safety of all highway users.

The application is lacking in information with regards to the construction of the proposed garage block and the proposed set back from the public highway. It also lacks information with regards to the tie in detail with the public highway, surfacing material of the proposed entrance apron, and detail of the guardrail to be removed and reinstated for a full highway safety assessment to be undertaken.

**Reason: 2** Insufficient information has been provided to assess the potential impact upon ecology on and around the site and therefore the application does not comply with Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.

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**Trallwn**

**21/0098/10** Decision Date: 11/03/2021

**Proposal:** Proposed rear dormers, loft conversion, balcony & new windows.

**Location:** 20 SION STREET, PONTYPRIDD, CF37 4SD

**Reason: 1** The proposed rear dormers and elevated roof terrace would represent an incongruous feature, poorly related to the existing property and surrounding street scene and detrimental to the character and appearance of the Pontypridd (Taff) Conservation Area.

The application is therefore contrary to Policies AW5, AW6, and AW7 of the Rhondda Cynon Taf Local Development Plan.

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**Ffynon Taf**

**20/0066/10** Decision Date: 04/03/2021

**Proposal:** Reduce level of car park and build extension to restaurant at first floor level with parking below and provide access stairs and lift.

**Location:** BOMBAY BLUE, CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7SS

**Reason: 1** The proposed development would reduce existing off street parking capacity whilst increasing its requirement, resulting in additional on street parking demand, to the detriment of highway safety and the free flow of traffic and contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

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**Tonyrefail West**

**21/0156/10** Decision Date: 12/03/2021

**Proposal:** Change of use to local convenience shop, demolition of single storey rear extension to create parking area, and external alterations.

**Location:** PENRHIWFER COMMUNITY CENTRE, ASHDALE ROAD, PENRHIW-FER, TONYPANDY, CF40 1RT

**Reason: 1** The change of use is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

In the absence of adequate off-street car parking facilities, the proposed development will lead to indiscriminate on-street parking by all types of vehicles in the vicinity of the site and surrounding highway network to the detriment of safety of all highway users and free flow of traffic.

The access lanes proposed for off-street car parking are sub-standard in width for safe two-way vehicular movement and sub-standard in width as a shared use with pedestrians to accommodate the additional traffic generated by the proposed use increasing risk of harm to all highway users.

**Reason: 2** The change of use is incompatible with the nearby residential properties due to its likely adverse impact upon the general residential amenity of the occupiers of neighbouring residential accommodation arising from noise generation and disturbance. As such the proposal conflicts with policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

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**Talbot Green**

**20/1448/10** Decision Date: 01/03/2021

**Proposal:** Proposed single storey front extension and off road parking Including new vehicle access.

**Location:** 3 BRONHAUL, TALBOT GREEN, PONTYCLUN, CF72 8HW

**Reason: 1** The development, by virtue of its scale, design and siting, represents an incongruous development that would be out-of-keeping with the character of the local area and detrimental to the visual amenity of the street scene. The proposal would therefore be contrary to Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'Design Guide for Householder Development (2011)'.

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Llanharry

21/0024/10

Decision Date: 01/03/2021

**Proposal:** New 3 bed dwelling.

**Location:** 51 GELLI ROAD, LLANHARRY, PONTYCLUN, CF72 9JA

- Reason: 1** The means of access serving the development is sub-standard and its use to serve residential development would result in 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: 2** 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: 3** Due to the siting, in close proximity to the garden of 51 Gelli Road and the height of the proposed dwelling there would be an overbearing impact. There would also be a loss of privacy from two windows on the side elevation facing the garden of that property. As such, it is considered that the proposal would have a detrimental impact on the amenity of nearby existing residents and would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.
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Total Number of Delegated decisions is 7