

Report for Development Control Planning Committee

---

**Trealaw**

21/0102/10 Decision Date: 15/03/2021

**Proposal:** Raised decking area (Retrospective).

**Location:** 6 PERGWM STREET, TREALAW, TONYPANDY, CF40 2UP

**Reason: 1** The retention of the decking, by virtue of its scale, design, and elevated height, is considered to have a detrimental impact upon the character and appearance of the rear of the host dwelling and wider area. It would also result in a significant detrimental impact upon the residential amenity of neighbouring occupiers, having caused a material loss of privacy, an increase in overlooking and an unacceptable overbearing impact. 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)'.

---

**Trallwn**

21/0077/10 Decision Date: 29/03/2021

**Proposal:** Proposed demolition of existing rear extension and construct wrap around 2 storey side and rear annex to form new dwelling with onsite parking space (re-submission).

**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

---

**Rhydyfelin Central**

21/0097/10 Decision Date: 24/03/2021

**Proposal:** The construction of a front and rear extension to create a vehicle bay, office facilities and stores.

**Location:** AUTOSTYLE AND SPRAYING UNIT 2, DYNEA ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5DN

**Reason: 1** The proposed development would result in the loss of off-street parking provision and the creation of on-street parking demand 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.

---

Report for Development Control Planning Committee

---

Tonyrefail East

21/0138/10

Decision Date: 15/03/2021

**Proposal:** Two storey extension.

**Location:** 5 THE MEADOWS, COEDEL, TONYREFAIL, PORTH, CF39 8BS

**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. It would also remove an area of public open space from within the estate which provides a beneficial facility for all residents. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

---

Total Number of Delegated decisions is 4