

Aberdare East

21/0135/13

Decision Date: 30/04/2021

**Proposal:** Proposed detached dormer bungalow (Outline planning permission).

**Location:** LAND ADJACENT WERFA LODGE, WERFA LANE, ABERNANT, CF44 0YS

**Reason: 1** The proposed development is considered to be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan as it would result in an adverse impact upon highway safety in the vicinity of the application site for the following reasons:

Werfa Lane leading to the proposed is sub-standard in terms of width for safe two-way vehicular movement, visibility with the junction of Abernant Road / Werfa Lane, sub-standard forward vision, lack of segregated footway facilities, sub-standard surface water drainage, street lighting, no formal turning area, surfacing and structural integrity to serve the increase in vehicular and pedestrian traffic generated by the proposed development.

The applicant has no control over the existing sub-standard access leading to the proposed development site and therefore the existing access lane cannot be improved to provide a safe and satisfactory access.

In the absence of adequate pedestrian connectivity that relates to adjacent residential development, the proposed development would be contrary to national advice and policy on transport in terms of sustainable development and reliance on private cars as primary modes of transport.

**Reason: 2** Insufficient information has been provided to enable an accurate assessment of the impacts of the proposed development historic coal mining assets. As such, the scheme is contrary to the requirements of policy AW8 the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** Insufficient information has been provided to enable an accurate assessment of the impacts of the proposed development upon ecology at the site. As such, the scheme is contrary to the requirements of policy AW8 the Rhondda Cynon Taf Local Development Plan.

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**Mountain Ash East**

21/0184/10

Decision Date: 29/04/2021

**Proposal:** Two 4-bed detached dwellings.

**Location:** LAND REAR OF TON-COCH TERRACE, CEFNPENNAR, MOUNTAIN ASH

**Reason: 1** As a result of the position of the site, it is considered that the proposed development would appear out of keeping with both the character and pattern of existing development in the vicinity of the site. As such the proposal is considered to be contrary to policy NSA12, AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

**Reason: 2** The proposed development is considered to be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan as it would result in an adverse impact upon highway safety in the vicinity of the application site for the following reasons:

The proposed access lane is sub-standard in terms of width for safe two-way vehicular movement, visibility with the junction of Ton Coch Terrace, sub-standard forward vision, lack of segregated footway facilities, sub-standard surface water drainage, no street lighting, no turning area and structural integrity to serve the increase in vehicular and pedestrian traffic generated by the proposed development.

The applicant has no control over the existing sub-standard access leading to the proposed development site and therefore the existing access lane cannot be improved to provide a safe and satisfactory access.

The proposal access lacks an adequate turning area to cater for vehicular turning movements to and from the site and would therefore create increased reversing movements along a narrow sub-standard lane increasing hazards to the detriment of highway and pedestrian safety.

**Reason: 3** Insufficient information has been provided to enable an accurate assessment of the impacts of the proposed development upon ecology at the site. As such, the scheme is contrary to the requirements of policy AW8 the Rhondda Cynon Taf Local Development Plan.

**Reason: 4** Insufficient information has been provided to demonstrate how matters relating to the retention and protection of the public right of way, which follows part of the route of the access to the application site, would be accommodated within the proposals. As such, the scheme is contrary to the requirements of policy AW7 the Rhondda Cynon Taf Local Development Plan.

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Report for Development Control Planning Committee

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**Tonypandy**

21/0346/10 Decision Date: 30/04/2021

**Proposal:** Decking to rear (retrospective).

**Location:** 89 KENRY STREET, TONYPANDY, CF40 1DG

**Reason: 1** The retention of the proposed 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 also results 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 therefore contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance A Design Guide for Householder Development.

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**Porth**

21/0163/10 Decision Date: 20/04/2021

**Proposal:** Remove duo pitched roof to rear and create a flat roof dormer extension.

**Location:** MURRAYS TAXIS, 57 NORTH ROAD, PORTH, CF39 9SG

**Reason: 1** The proposal by virtue of its size, scale and design would have a detrimental visual impact on the character of the dwelling and the area as a whole. As such the proposal would be contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance - A Design Guide for Householder Development.

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**Cymmer**

21/0208/10 Decision Date: 06/05/2021

**Proposal:** Installation of a portable cabin for use as a hairdressing/beauty salon within the car park.

**Location:** FARMERS ARMS PUBLIC HOUSE, 244 TREBANOG ROAD, TREBANOG, PORTH, CF39 9DY

**Reason: 1** The proposed siting of a raised steel shipping container at the site, of industrial and utilitarian appearance, would be out of keeping with the traditional character and appearance of the existing public house building and the surrounding locality. Further, located at the front of the site, directly adjacent to the main highway through the village, it would form a highly prominent and alien feature that would dominate views from the highway and surrounding properties, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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**Report for Development Control Planning Committee**

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**Rhondda**

**20/1262/10**

Decision Date: 06/05/2021

**Proposal:** Retrospective erection of a fence, creation of an access, creation of an area of astro-turf, the siting of a static caravan for welfare facilities and the siting of a timber portacabin to be used in connection with the dog breeding enterprise.

**Location:** GLEN VIEW, MOUNT PLEASANT, TREHAFOD, PONTYPRIDD, CF37 2NU

**Reason: 1** The proposed additional buildings are considered to result in visual clutter, to the detriment of the character and appearance of the rural location and harmful to the Mynydd y Glyn and Nant Muchudd Basin Special Landscape Area.

The proposal is therefore contrary to Policies AW 5, AW 6 and SSA 23 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposed access track is sub-standard in nature as a primary means of access for the intended business use. The track is lacking in permanent surfacing material, street lighting, surface water drainage and width.

The proposal would therefore have an adverse impact upon highway and pedestrian safety, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

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**Llanharan**

**21/0243/10**

Decision Date: 21/04/2021

**Proposal:** Provide additional bedrooms and a bathroom in loft by raising height of the roof.

**Location:** 8 BLUEBELL DRIVE, LLANHARAN, PONTYCLUN, CF72 9UN

**Reason: 1** The proposal by virtue of its size, scale and design would result in a detrimental impact to the amenity of surrounding residents by overbearing, overshadowing and loss of privacy. As such the proposal would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan

**Reason: 2** The proposal by virtue of its size, scale and design would have a detrimental visual impact on the character of the dwelling and the area as a whole. As such the proposal would be contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance - A Design Guide for Householder Development.

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Total Number of Delegated decisions is 7