

Report for Development Control Planning Committee

Cwmbach

21/0517/10 Decision Date: 24/06/2021

Proposal: Raising of garden level to provide a patio area.

Location: 13 CENARTH DRIVE, CWM-BACH, ABERDARE, CF44 0NH

Reason: 1 By virtue of its elevated height, scale and proximity to neighbouring properties, the proposal is considered to have a significant detrimental impact upon the residential amenity of neighbouring occupiers. It is considered that the proposal would result in a material loss of privacy, an increase in overlooking and an unacceptable overbearing impact. As such, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance contained within the Design Guide for Householder Development (2011).

Abercynon

21/0659/10 Decision Date: 01/07/2021

Proposal: Demolition of existing single storey rear extension and construction of a two storey extension.

Location: 61 LOCK STREET, ABERCYNON, MOUNTAIN ASH, CF45 4UH

Reason: 1 The proposed extension, by virtue of its scale, is considered to be overly dominant and unsympathetic to the character and appearance of the host dwelling. As such, the proposal is contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan (2011) and Supplementary Planning Guidance contained within the Design Guide for Householder Development (2011).

Reason: 2 The proposed extension, by virtue of its siting, height and mass would result in an unacceptable loss of amenity to No. 63 Lock Street as well as an overbearing impact upon both adjoining dwellings. As such, the proposal would have a significant detrimental impact upon the level of residential amenity currently enjoyed by those occupiers. Accordingly, the proposal is contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance contained within the Design Guide for Householder Development (2011).

Report for Development Control Planning Committee

Pentre

20/1368/10

Decision Date: 14/06/2021

Proposal: Proposed erection of a house.

Location: LAND ADJACENT TO 10 HODDINOTTS HOUSES, PENTRE, CF41 7DW

- Reason: 1** The applicant has no control over the existing sub-standard access leading to the proposed development site and therefore the existing access cannot be improved to provide a safe and satisfactory access. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 2** The proposed additional use of the sub-standard access Catherine Street that lacks width, segregated footway facilities, turning facilities, vision splays, acute angled junction will create increased traffic hazards to the detriment of highway and pedestrian safety. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 3** In the absence of turning facilities the proposed will result in increased reversing movements for considerable distance along the sub-standard highway by all types of vehicles including service and delivery vehicles creating 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 Plan.
- Reason: 4** In the absence of adequate off-street car parking facilities, the proposed development will lead to increase on-street car parking demand in an area where there is already considerable demand 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 and Policy NSA 12 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 5** Insufficient information has been submitted to enable a full assessment of the impact of the proposal on ecology and biodiversity. As such the development would be contrary to Policies AW 5 and AW 8 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 6** Insufficient information has been submitted to enable a full assessment of the impact of the proposal from former coal mining works. As such the development would be contrary to Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.
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Trealaw

21/0682/10 Decision Date: 06/07/2021

Proposal: Loft conversion with front and rear dormers.

Location: 4 SYCAMORE DRIVE, TREALAW, TONYPANDY, CF40 2PZ

Reason: 1

The proposed dormer extensions would represent a visually incongruous form of development which would have a detrimental impact on the character and appearance of the surrounding area. This is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Supplementary Planning Guidance (SPG): A Design Guide for Householder Development.

Penygraig

21/0435/10 Decision Date: 14/06/2021

Proposal: Two-storey rear extension

Location: 5 VICARAGE ROAD, PEN-Y-GRAIG, TONYPANDY, CF40 1HN

Reason: 1 By virtue of its scale, mass and design, the proposed extension would form an obtrusive and overbearing addition, which would serve to create a development that would be out-of-keeping with the character of the local area and detrimental to the visual amenity of its surroundings.

By virtue of its scale and proximity to the common boundary, the proposal would have an unacceptable detrimental impact to the residential amenity of the adjoining and adjacent occupiers of No.4 & No.6 Vicarage Road by way of loss of light and outlook. The proposal is therefore considered overbearing, excessive and unneighbourly.

The proposed 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)'.

Report for Development Control Planning Committee

Cymmer

21/0514/10

Decision Date: 06/07/2021

Proposal: Two storey extension.

Location: 91 HENLLYS, TREBANOG, PORTH, CF39 9PJ

Reason: 1 By virtue of its scale, design and elevated height, the proposed balcony would have a detrimental impact upon the character and appearance of the rear of the host dwelling and wider area, resulting in an obtrusive and overbearing addition which would appear incongruous within its setting. The proposal is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the relevant guidance set out in SPG 'A Design Guide for Householder Development (2011)' in this respect.

Reason: 2 The proposed balcony, by virtue of its elevated height, prominent location and relationship with adjacent properties, would result in an overbearing impact to and direct overlooking of the neighbouring properties, adversely affecting the privacy and amenity standards currently enjoyed by occupiers. The proposal is therefore unneighbourly and excessive and contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the relevant guidance set out in SPG 'A Design Guide for Householder Development (2011)' in this respect.

Tonyrefail East

21/0176/10

Decision Date: 15/06/2021

Proposal: Erection of a permanent rural workers dwelling.

Location: EIN GLASWELLT FARM, RACKETT COTTAGES ROAD, CASTELLAU, BEDDAU, CF72 8LQ

Reason: 1 The application does not fully meet the tests in paragraph 4.4.1 of Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities (2010). The evidence submitted with regard the functional, full time work and financial tests is not considered robust enough to fully justify a new dwelling.

Talbot Green

21/0554/10

Decision Date: 06/07/2021

Proposal: Proposed single storey front extension and off road parking including new vehicle access (Re-submission of 20/1448/10).

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)'.

Pontyclun

21/0284/10

Decision Date: 14/06/2021

Proposal: Build 2 executive houses.

Location: LAND TO THE REAR OF ST ANNES CHURCH, COWBRIDGE ROAD, TALYGARN

- Reason: 1** The proposal would not represent sustainable development given its location outside the settlement boundary, low density and with poor connectivity and accessibility to services and facilities using sustainable transport options. As such the proposal would amount to unjustifiable residential development into the countryside conflicting with Policies AW 1, AW 2, AW 5 and SSA 11 of the Rhondda Cynon Taf Local Development Plan
- Reason: 2** The un-named lane leading to the proposed is sub-standard in terms of width for safe two-way vehicular movement, visibility, 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. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 3** In the absence of turning facilities the proposed will result in increased reversing movements for considerable distance along the sub-standard highway by all types of vehicles including service and delivery vehicles creating 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 Plan.
- Reason: 4** 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. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 5** 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. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 6** The private shared access as proposed is sub-standard in terms of width for safe two-way vehicular movement, lacking in turning facilities and visibility at the access 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 Plan.
- Reason: 7** The proposal due to its siting would result in a detrimental visual impact on the character of the area and it has not been demonstrated that the development would have an acceptable impact on the setting of the nearby Scheduled Ancient Monument. As such the development would be contrary to Policies AW 5, AW 7 and SSA 23 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 8** Insufficient information has been submitted to enable a full assessment of the impact of the proposal on archaeology and a Scheduled Ancient Monument. As such the development would be contrary to Policy AW 7 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between:

14/06/2021 and 09/07/2021

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Pontyclun

Reason: 9 Insufficient information has been submitted to enable a full assessment of the impact of the proposal on ecology and biodiversity. As such the development would be contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.

21/0628/10

Decision Date: 08/07/2021

Proposal: Second and first floor side and single storey rear and side extensions with external alterations.

Location: BRYNSADLER MILL, COWBRIDGE ROAD, PONTYCLUN, CF72 9BS

Reason: 1 The development would introduce unsympathetic additions as a result of their scale, design, and siting, which would detract from the character and appearance of the existing dwelling and wider street scene. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The development, as a result of its scale, design and resulting mass and bulk would have a detrimental impact upon the residential amenity and privacy of the immediate neighbouring property arising from overbearing and a loss of privacy. 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 10