

Report for Development Control Planning Committee

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**Rhigos**

21/0676/10 Decision Date: 12/07/2021

**Proposal:** Construction of three storey 4 bed house.

**Location:** TROED Y BRYN BUNGALOW, HEOL PENDARREN, RHIGOS, ABERDARE, CF44 9HJ

**Reason: 1** As a result of the proposed site layout, position and scale of the dwelling, it is considered that the resulting development would appear 'cramped' and would be 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 policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

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**Mountain Ash West**

21/0796/15 Decision Date: 15/07/2021

**Proposal:** Removal of condition 4 (parking provision) of previously approved planning application 05/1907/10 for the conversion of the former Glancynon Home Furnishers outlet to 8 No. flats with parking for 10 No. vehicles.

**Location:** SITE OF FORMER CALVINISTIC METHODIST CHURCH, DUFFRYN STREET, MOUNTAIN ASH, CF45 3NL

**Reason: 1** The removal of condition 4 (parking provision) would increase on-street parking pressures in an area where there is already considerable demand, creating hazards to the detriment of highway safety and the free and safe flow of traffic. The application therefore conflicts with Policies AW5 and NSA 12 of the Rhondda Cynon Taf Local Development Plan.

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**Abercynon**

21/0532/10 Decision Date: 20/07/2021

**Proposal:** Proposed conversion of former post office into a hot food take away, new shop front and installation of extraction flue.

**Location:** 4 ELIZABETH STREET, ABERCYNON, MOUNTAIN ASH, CF45 4NS

**Reason: 1** The proposed take away use would be detrimental to the amenities of nearby residential properties by reasons of increase noise and disturbance and the introduction of nuisance odours/waste.

In the absence of a noise report, insufficient information has been submitted to demonstrate that the impact associated with the proposed use can be adequately managed.

As such, the application is contrary to Polices AW2, AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

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Ynysyawl

21/0652/10 Decision Date: 14/07/2021

**Proposal:** Proposed two storey rear extension including demolition of existing single storey rear extension.

**Location:** 6 ROCK TERRACE, YNYS-Y-BWL, PONTYPRIDD, CF37 3NU

**Reason: 2** The proposed extension, in terms of its siting and scale would result in an unacceptable loss of light to adjoining properties in the terrace, in addition to an overbearing impact upon both adjoining dwellings. As such, the proposal would result in a detrimental impact upon the levels 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 Planning Policy Wales

**Reason: 1** The proposed development, in terms of its size and resulting scale, would constitute an unsympathetic development, which would be poorly related to the character and proportions of the original building and rear street scene. As such the proposal conflicts with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

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Ynyshir

21/0675/10 Decision Date: 14/07/2021

**Proposal:** Construction of 4 bed detached dwelling.

**Location:** SITE TO THE SIDE OF NO. 6 ABERLLECHAU ROAD, WATTSTOWN, PORTH, CF39 0PB

**Reason: 1** Insufficient information has been submitted with regard the proposed retaining walls and land required to construct them, to enable a full assessment of the proposed development. As such the development is contrary to Policies AW 5, AW 6 and AW 10 of the Rhondda Cynon Taf Local Development Plan

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**Cilfynydd**

**21/0797/10** Decision Date: 27/07/2021

**Proposal:** Completion of replacement domestic garage and retention of gabion basket walls

**Location:** LAND WEST OF 2 SILVERHILL CLOSE, CILFYNYDD, PONTYPRIDD, CF37 4HU

**Reason: 2** The application has not demonstrated that the proposed development, as a result of its position in relation to a culverted watercourse, would not result in a form of development that would unacceptably increase flood risk. As such, the development is contrary to Policy AW10 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales Technical Advice Note 15 (Development and Flood Risk 2004).

**Reason: 1** The application has not demonstrated that the gabion retaining walls have been acceptably constructed and may pose a risk to public safety because of land instability. As such the development would not accord with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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**Tonyrefail East**

**21/0327/10** Decision Date: 19/07/2021

**Proposal:** Demolition of existing sheds and erection of a detached house with double garage.

**Location:** LAND AT TYLCHA FACH TERRACE, TONYREFAIL

**Reason: 2** Insufficient information has been submitted to enable a full assessment of the impact of the proposal on ecology and protected species. As such the development would be contrary to Policies AW 5 and AW 8 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 1** The proposed means of access via Tylcha Fach Terrace is sub-standard and further intensification of its use would be to the further detriment of highway safety and the free flow of traffic. As such the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

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**Beddau**

21/0259/10

Decision Date: 21/07/2021

**Proposal:** Redevelopment of garage and storage area to form duplex two bedroom apartment and garages (Amended plans received 7th June 2021).

**Location:** 1 CASTELLAU ROAD, BEDDAU, PONTYPRIDD, CF38 1AA

**Reason: 4** The proposed development will result in indiscriminate on-street car parking in close proximity to the roundabout to the detriment of safety of all highway users and free flow of traffic. As such, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan

**Reason: 3** The proposed development removes the car parking currently available on site for number 1 Castellau Road leading to an increase in on-street car parking in an area where there is already considerable demand to the detriment of safety of all highway users. As such, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The off-street car parking proposed in the undercroft garages is sub-standard leading to potential on-street car parking to the detriment of safety of all highway users and free flow of traffic. As such, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 1** The building, by reason of its height, size and siting, would be detrimental to the amenities of the occupiers of adjoining residential properties, particularly by reason of an overbearing impact. As such, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

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**Llanharan**

21/0730/10

Decision Date: 13/07/2021

**Proposal:** Rear balcony to first floor.

**Location:** 34 NANT Y DWRGI, LLANHARAN, PONTYCLUN, CF72 9GR

**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.

**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.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

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

**12/07/2021 and 30/07/2021**

**Report for Development Control Planning Committee**

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**Brynna**

**20/1421/10**

Decision Date: 15/07/2021

**Proposal:** Proposed 5 bed house (Affects a Public Right of Way PSM/32/2) (Amended Plans and Supporting Information received 20th May 2021).

**Location:** LAND AT GELLI FEDI FARM, MYNYDD COEDBYCHAN ROAD, BRYNNA, PONTYCLUN, CF72 9QT

**Reason: 2** Insufficient information has been submitted to enable a full assessment of the impact of the proposal on ecology and protected species. As such the development would be contrary to Policies AW 5 and AW 8 of the Rhondda Cynon Taf Local Development Plan

**Reason: 1** The means of access to the proposed development is sub-standard in terms of horizontal geometry, carriageway width, junction radii, vision splays, forward visibility, segregated footways, street lighting, drainage and structural integrity and its use would result in traffic hazards to the detriment of highway and pedestrian safety and free flow of traffic. As such the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

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Total Number of Delegated decisions is 10