

Aberdare East

21/0793/13

Decision Date: 16/08/2021

Proposal: Construction of 2no. semi-detached domestic dwelling houses with off-street parking facilities plus the provision of 6no. additional parking spaces for use by local residents (Re-submission of 20/0634/13, outline application - all matters reserved).

Location: PARCEL OF LAND TO THE NORTH OF TESCO LTD AND CONTAINED BETWEEN 29 TUDOR TERRACE, GADLYS AND THE ABERDARE BYPASS

Reason: 6 The proposed development does not respect the established pattern of development of the locality and is therefore considered to be detrimental to the character and appearance of the area and contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan (2011).

Reason: 5 The proposed development would be located directly adjacent to the busy A4059 as well as directly to the south of an existing footbridge, which provides uninterrupted views down into the site. Given this location, it is considered that future occupiers of the dwellings would experience frequent noise and disturbance from the A4059 as well as overlooking from users of the footbridge, which would adversely impact upon their residential amenities, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan (2011).

Reason: 4 Insufficient information has been submitted to enable a full assessment of the impact of the proposal on protected species to be undertaken. The proposal is therefore contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan (2011).

Reason: 3 The proposed development would have an adverse impact upon pedestrian safety due to the junction arrangement at Tudor Terrace and lack of footway connectivity to the wider community and Public Right of Way. The proposal is therefore contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan (2011).

Reason: 2 The access lane fronting the site is sub-standard in terms of structural integrity to withstand the type and increase in vehicular traffic generated by the proposed development, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan (2011).

Reason: 1 The proposed development would result in increased vehicular movements (including reversing movements due to the substandard turning area proposed) along Tudor Terrace, which is already oversubscribed with on-street car parking, narrowing the available width to single file traffic and blocking footways to the detriment of safety of all highway users and free flow of traffic, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan (2011).

Report for Development Control Planning Committee

Treorchy

21/0872/10 Decision Date: 11/08/2021

Proposal: Garage, hardstanding and raised decking.

Location: 66 TYNBYBEDW TERRACE, TREORCHY, CF42 6RL

Reason: 1 The proposed decking, by virtue of its siting, scale and height, represents an incongruous, overbearing and un-neighbourly form of development which would have a detrimental impact upon the residential amenity and privacy of surrounding neighbouring properties. The development would therefore be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Penygraig

21/0931/10 Decision Date: 17/08/2021

Proposal: Change of use into two self-contained flats and retail space. Alterations to shop front and rear elevations.

Location: P C JONES, 54 TYLACELYN ROAD, PENYGRAIG, TONYPANDY, CF40 1JU

Reason: 2 The proposed development would generate additional on-street parking demand to the detriment of the safety of all highway users and the free flow of traffic. As such the proposal would be contrary to the Council's Supplementary Planning Guidance – Development of Flats and Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 1 The means of access to the proposed development is considered to be sub-standard in terms of horizontal geometry, carriageway width, junction radii, vision splays, forward visibility, segregated footway, street lighting, drainage and structural integrity. The intensification of its use would create increased traffic hazards to the detriment of highway and pedestrian safety and the free flow of traffic. As such the proposal would be contrary to the Council's Supplementary Planning Guidance – Development of Flats and Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Cymmer

21/0839/10

Decision Date: 04/08/2021

Proposal: Construction of 3 bed dwelling (affecting Public Right of Way CYM/20/1 and CYM/20/2).

Location: LAND ADJACENT TO NO. 1 CLIFTON ROW, PORTH, CF39 9ND

- Reason: 8** Insufficient information has been submitted to enable a full assessment of the impact of the proposal on Public Rights of Way. As such the development would be contrary to Policy AW 7 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 7** 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** The proposal would result in an isolated residential development from the existing built settlement, the loss of the clear definition of the open countryside with the settlement boundary and the loss of some woodland. Therefore, it would result in a detrimental impact on the visual character of the surroundings, which are identified as a Special Landscape Area. As such the development would be contrary to Policies AW 5, AW 6 and SSA 23 of the Rhondda Cynon Taf Local Development Plan
- Reason: 5** The proposed access lacks an adequate turning area to cater for vehicular turning movements and would therefore result in increased reversing movements creating 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: 4** In the absence of continuous pedestrian facilities leading to the site, the proposed development would create hazards to the safety of all highway users. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan
- Reason: 3** The proposed additional use of the sub-standard highway as a principal means of access to serve the proposed development 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: 2** 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: 1** The proposal would not represent sustainable development given its location outside the settlement boundary, the proposed low density, the impact on the character of the area and the loss of an area of local importance for nature conservation. As such the proposal would amount to unjustifiable residential development into the countryside conflicting with Policies AW 1, AW 2, AW 5, NSA 10 and NSA 12 of the Rhondda Cynon Taf Local Development Plan.
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Graig

21/0801/13

Decision Date: 18/08/2021

Proposal: To construct a 4 bed detached 2 storey cottage with detached double garage.

Location: PENBWCH ISAF FARM, PENYCOEDCAE ROAD, PENYCOEDCAE, PONTYPRIDD, CF37 1PU

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: 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 access leading to the proposed is sub-standard in terms of width for safe two-way vehicular movement, sub-standard surface water drainage, no formal turning area to serve the increase in vehicular and pedestrian traffic generated by the proposed development.

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.

In the absence of turning facilities the proposed will result in increased reversing movements for considerable distance along the sub-standard access 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.

Reason: 1 The proposed development would be contrary to Policies, CS 2, AW 1, AW 2 and SSA 13 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales, in that it would represent unjustified development in an unsustainable location, outside of the established settlement boundaries

Report for Development Control Planning Committee

Treforest

21/0562/10

Decision Date: 02/08/2021

Proposal: Extend existing ground floor annexe and construct new first floor extension over ground floor footprint.

Location: 3 WINDSOR ROAD, TREForest, PONTYPRIDD, CF37 1BX

Reason: 2 The proposed extension, in terms of its siting and scale would result in an overbearing impact upon the adjoining properties in the terrace, in addition to this, the proposed first-floor side facing window would result in a potential for overlooking to the dwelling to the south west. 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.

Total Number of Delegated decisions is 6