

Report for Development Control Planning Committee

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Rhondda

21/0985/10

Decision Date: 10/09/2021

**Proposal:** The construction of a single self-build residential dwelling with associated landscaping and parking.

**Location:** LAND TO THE SOUTH OF LANDRAW ROAD, MAESYCOED, PONTYPRIDD, CF37 1EU

**Reason: 6** The proposed development would generate vehicular reversing/turning movements to and from the highway, creating traffic hazards to the detriment of highway safety and the free flow of traffic, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 5** The proposed access lacks an adequate turning area to cater for vehicular turning movements to and from the site and would therefore create hazards to the detriment of highway and pedestrian safety, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 4** The proposed access lane lacks adequate geometry, width of carriageway, segregated footway, turning area and forward visibility and therefore further intensification of use would be to the detriment of safety of all highway users and the free flow of traffic, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** The proposed additional use of the sub-standard lane as a principal means of access to serve the proposed development would create increased traffic hazards to the detriment of highway and pedestrian safety, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposed development would be contrary to Policy AW6 and SSA23 of the Rhondda Cynon Taf Local Development Plan, in that it would create unacceptable levels of harm to the Mynydd Y Glyn & Nant Muchudd Basin Special Landscape Area.

**Reason: 1** The proposed development would be contrary to Policies CS2, AW1, AW2 and SSA13 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales, in that it would represent unjustified sporadic development in an unsustainable location, outside of the established settlement boundaries.

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Report for Development Control Planning Committee

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Tonyrefail West

21/0658/10

Decision Date: 07/09/2021

**Proposal:** Construction of two x 4 bed detached dwellings with associated car parking and double garages.

**Location:** PONDOROSA, GILFACH ROAD, TONYREFAIL, CF39 8HL

**Reason: 3** 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: 2** The proposal by virtue of its size, scale and loss of trees would have a detrimental visual impact on the character of 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.

**Reason: 1** The proposal by virtue of its size, scale, siting 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.

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Total Number of Delegated decisions is 2