

**Aberaman South**

21/1218/13

Decision Date: 11/11/2021

**Proposal:** Proposed two storey 4 bedroom dwelling and a detached annexe.

**Location:** LAND EAST OF B4275, ABERAMAN, ABERDARE.

**Reason: 1** There is a lack of information regarding the proposed access, circulation, parking, surface water drainage and vision splays for a full highway safety assessment to be undertaken. The proposal is therefore contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan (2011).

**Reason: 2** Access to the proposed development would be provided solely via a principal road. There is a general presumption against further individual accesses to principal roads, which would create additional further 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 (2011).

**Reason: 3** The proposed development is unacceptable in principle given its location partially within a C2 Flood Zone, whereby residential development is classed as highly vulnerable development. As such, the proposal is contrary to national planning policy as set out in Planning Policy Wales (Edition 11, 2021) and TAN 15. In addition, it is contrary to Policy AW10 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 AW 8 of the Rhondda Cynon Taf Local Development Plan (2011).

---

**Cilfynydd**

**21/1221/10** Decision Date: 28/10/2021

**Proposal:** Completion of replacement domestic garage and retention of gabion basket walls. (Resubmission of 21/0797/10).

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

- Reason: 1**
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.
  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).
- 

**Treforest**

**21/0975/10** Decision Date: 25/10/2021

**Proposal:** Change of use from five bedroom HMO to 2 no. one bedroom flats and 1 no. two bedroom flat and construction of rear three storey extension.

**Location:** 23 WOOD ROAD, TREFOREST, PONTYPRIDD, CF37 1RQ

- Reason: 1**
- The proposed three storey extension, by virtue of its siting, height and mass would result in poor outlook from the living room windows of the proposed flats. As such, the proposal would have a significant detrimental impact upon the level of residential amenity of future occupiers of the proposed development. Accordingly, the proposal is contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.
-

Llantwit Fardre

21/1119/10

Decision Date: 03/11/2021

**Proposal:** Demolition of garage and swimming pool and development of a two storey detached dwelling.

**Location:** ECLIPSE, DEHEWYDD LANE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2LU

**Reason: 1** The means of access to the proposed development is severely sub-standard and the intensification of its use would result in additional hazards to the detriment of highway safety and the free flow of traffic, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposal would result in the overdevelopment of the existing residential plot and be poorly related to existing development, to the detriment of the character and appearance of the area and contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** 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 AW 8 of the Rhondda Cynon Taf Local Development Plan (2011).

---

Tonyrefail East

21/0878/13

Decision Date: 05/11/2021

**Proposal:** Bungalow with dormer and lower level garage.

**Location:** LAND TO THE REAR OF 22 MILL STREET, TONYREFAIL, PORTH, CF39 8AA

**Reason: 1** The development would be highly vulnerable development within a C2 Flood Risk Zone and Flood Zone 3. The development is therefore contrary to Policies AW 2 and AW 10 of the Rhondda Cynon Taf Local Development Plan and the provisions of Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004) and Technical Advice Note 15: Development, flooding and coastal erosion (TAN15) (December 2021).

**Reason: 2** The application is considered to be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

i. The proposed additional use of the sub-standard lane as a principal means of access will create increased traffic hazards to the detriment of highway and pedestrian safety and free flow of traffic.

ii. Improvements required to create safe and satisfactory access for vehicular and pedestrian movements would impact on third party land delivery of which cannot be guaranteed.

iii. In the absence of continuous pedestrian facilities leading to the site, the proposed development would create hazards to the safety of all highway users.

iv. The access lacks adequate visibility, junction radii and therefore further intensification of use by the proposed development would create traffic hazards to the detriment of highway safety.

**Reason: 3** The proposed dwelling would be contrary to the existing pattern of development and would represent an incongruous feature, poorly related to the character and appearance of the area and detrimental to its visual amenity contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan

**Reason: 4** A lack of information has been submitted to demonstrate the proposal would have an acceptable impact on ecology and would provide a net biodiversity gain contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan and Section 6.4.5 of Planning Policy Wales.