

Report for Development Control Planning Committee

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**Aberdare East**

21/1363/19 Decision Date: 22/11/2021

**Proposal:** Removal of 4 no. Beech trees.

**Location:** REAR BOUNDARY 12 & 14 THE GLADE, ABER-NANT, ABERDARE, CF44 0NX

**Reason: 1** The evidence submitted does not support the felling of the trees and therefore their removal would not be reasonable or appropriate. Consequently, the application is contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note (TAN) 10 of Planning Policy Wales.

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

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**Cwmbach**

21/1314/10 Decision Date: 25/11/2021

**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).

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Total Number of Delegated decisions is 2