
Aberdare West/Llwydcoed

21/0779/10 Decision Date: 22/12/2021

Proposal: Retention of structure to be used as three lock up units for storage.

Location: DARE ROAD/JAMES STREET, CWMDARE, ABERDARE

Reason: 1 The proposed development of three storage units with lack of satisfactory turning facility will result in multiple reversing movements to and from Dare Road by all types of vehicle increasing potential hazards to the detriment of safety of all highway users and the free flow of traffic. The application is therefore contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Mountain Ash East

21/1129/10 Decision Date: 22/12/2021

Proposal: Change of use of land (from use for storage) to dog walking facility.

Location: LAND TO THE REAR OF TON-COCH TERRACE, CEFNPENNAR, MOUNTAIN ASH

Reason: 1 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 proposed access lane is sub-standard in terms of width for safe two-way vehicular movement, visibility with the junction of Ton Coch Terrace, sub-standard forward vision, lack of segregated footway facilities, sub-standard surface water drainage, no street lighting, and structural integrity to serve the increase in vehicular and pedestrian traffic generated by the proposed development.

The applicant has no control over the existing sub-standard access leading to the proposed development site and therefore the existing access lane cannot be improved to provide a safe and satisfactory access.

Reason: 2 Insufficient information has been provided to demonstrate how matters relating to the retention and protection of the public right of way, which follows part of the route of the access to the application site, would be accommodated within the proposals. As such, the scheme is contrary to the requirements of policy AW7 the Rhondda Cynon Taf Local Development Plan.

21/1433/10 Decision Date: 21/12/2021

Proposal: Construction of a first floor to the existing bungalow to form a two storey dwelling.

Location: 9 ABER-FFRWD ROAD, MOUNTAIN ASH, CF45 4AR

Mountain Ash East

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. As such the proposal conflicts with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Reason: 2 The proposed development, in terms of its design, would result in unacceptable levels of overlooking and loss of privacy to neighbouring 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

Treorchy

21/1303/10 Decision Date: 06/12/2021

Proposal: Demolish existing garage and build a new garage.

Location: 3 TYNBYEDW TERRACE, TREORCHY, CF42 6RL

Reason: 1 The proposed garage, arising from its elevated nature and excessive scale would represent a visually obtrusive, overbearing and incongruous feature to the detriment of existing levels of residential amenity currently enjoyed in the locality. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan

Llwynypia

21/1404/10 Decision Date: 19/12/2021

Proposal: Two storey outbuilding / store to rear.

Location: 89 PARTRIDGE ROAD, LLWYNYPIA, TONYPANDY, CF40 2LS

Reason: 1 The proposed outbuilding by virtue of its siting and scale, would represent a visually incongruous and dominant development which would be out of keeping with the character and appearance of the surrounding locality. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance on Householder Development.

Tylorstown

21/1379/10 Decision Date: 08/12/2021

Proposal: Retention of a raised deck area to rear of property.

Location: 26 PENRHYS AVENUE, TYLORSTOWN, FERNDALE, CF43 3AY

Reason: 1 The decking as constructed by virtue of its scale, design and elevated height forms an unneighbourly form of development which directly overlooks and adversely impacts upon the amenity and privacy of neighbouring occupiers. As such, the application is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance 'A Design Guide for Householder Development'.

Treforest

21/1416/10 Decision Date: 22/12/2021

Proposal: Change of use dwelling house to 2 no. 2-bedroom apartments and conversion of garage to a bed-sit unit, with associated ancillary spaces and reconfiguration of parking area for additional off-street parking bay.

Location: BRYNHEULOG, BRYNHYFRYD PLACE, TOWER STREET, TREFOREST, PONTYPRIDD, CF37 1NP

Reason: 1 The lower ground floor residential unit (garage conversion), as a result of its limited size and lack of an outlook would result in residential development of substandard amenity and is therefore contrary to policy AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales

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:

In the absence of adequate off-street car parking facilities, the proposed development would lead to indiscriminate on-street car parking along Tower Street and junction of Laura Street leading to increased hazards to the detriment of the safety of all highway users and free flow of traffic.

Report for Development Control Planning Committee

Tonyrefail East

21/1350/15 Decision Date: 10/12/2021

Proposal: Variation of Condition 12 (roundabout details) of planning permission 18/0313/10.

Location: LAND TO THE EAST OF MILL STREET, TONYREFAIL

Reason: 1 The proposed variation of Condition 12 will not guarantee the delivery of safe and adequate access improvements to serve the proposed development any future housing developments at this allocated site (SSA10.6); or the adjacent allocated housing site (SSA10.9) and proposed highway bypass link between Pritchard Street and Mill Street which would each share this access point, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

21/1490/09 Decision Date: 22/12/2021

Proposal: Certificate of lawful development for existing use/operation or activity. To refurbish the fire damaged farmhouse.

Location: GARTH HALL FARM, ROAD TO GARTH HALL FARM, COEDEL, TONYREFAIL, CF39 8HJ

Reason: 1 Insufficient evidence has been submitted to demonstrate that the property has been in lawful use as a dwelling. The applicant has failed to establish that the use applied for has existed on the land 4 years prior to the submission of the application. In addition, insufficient information has been provided to evidence that the residential use of the site has not been abandoned. Consequently, the development is not lawful for planning purposes and planning permission is required for the use of the site for residential purposes – C3 Use Class.

Therefore, for the reasons above and on the balance of probability, the property has not been in continuous use as a dwelling for a period demonstrating lawful use, and the former residential use of the site has been abandonment. A Lawful Development Certificate for an Existing Use cannot therefore be issued.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between:

06/12/2021 and 31/12/2021

Report for Development Control Planning Committee

Ty'n y Nant

21/1089/10

Decision Date: 07/12/2021

Proposal: Replace fencing to the boundary wall at the side of property which runs adjacent to a highway (Amended site plan received 12/10/2021).

Location: 29 CASTLEFORD CLOSE, BEDDAU, PONTYPRIDD, CF38 2RW

Reason: 1 The proposed fencing, arising from its design, scale and siting would represent a visually obtrusive and incongruous feature to the detriment of the existing character and appearance of the street scene and wider estate, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The new fence would encroach onto the public footway causing an obstruction to pedestrians; and the plans are not sufficiently clear to demonstrate that an appropriate vision splay would be maintained on site, to the detriment of highway and pedestrian safety, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan

Pontyclun

21/1507/10

Decision Date: 16/12/2021

Proposal: Detached garage with basement gym/studio.

Location: 58 HEOL MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 9AL

Reason: 1 The proposed garage, arising from its elevated nature and excessive scale would represent a visually obtrusive, overbearing and incongruous feature to the detriment of existing levels of residential amenity currently enjoyed in the locality. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Brynna

21/1386/10

Decision Date: 08/12/2021

Proposal: Single rear / side extension.

Location: 7 BRYN HENLLAN, BRYNNA, PONTYCLUN, CF72 9SG

Reason: 1 The front extension, by virtue of its scale, design and siting, represents an incongruous development that would be out-of-keeping with the character and appearance of the host property, the pair of semi-detached dwellings and the surrounding street scene, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and guidance set out in Supplementary Planning Guidance Design Guide for Householder Development.

Reason: 2 The front extension, by virtue of its scale, design and siting, represents an unneighbourly form of development that would unacceptably impact upon the amenities of the adjoining property. The proposal would therefore be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and guidance set out in Supplementary Planning Guidance Design Guide for Householder Development.