

Report for Development Control Planning Committee

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**Cwmbach**

21/1528/15 Decision Date: 06/01/2022

**Proposal:** Variation of condition 2 (approved plans) of planning permission 20/1198/10.

**Location:** PLOT 1, LAND AT 53 CENARTH DRIVE, CWMBACH, ABERDARE, CF44 0NH

**Reason: 1** The alteration to the kitchen window on the south-east elevation of the dwelling represents an unacceptable and unneighbourly form of development, detrimental to the amenities of the adjacent residential property, No. 52 Cenarth Drive, particularly by reason of loss of privacy to this dwelling's private amenity space. As such, the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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**Mountain Ash East**

21/1582/10 Decision Date: 12/01/2022

**Proposal:** Two storey front, single storey front and rear extensions and creation of driveway.

**Location:** 25 THE AVENUE, CEFNPENNAR, MOUNTAIN ASH, CF45 4DT

**Reason: 1** The proposed two-storey and single storey front extensions, in terms of their siting, design, size and resulting scale, would constitute unsympathetic development which would be poorly related to the character and appearance of the host building and the surrounding area. As such, the proposal conflicts with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance (SPG) relating to Householder Development.

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**Treforest**

21/1481/10 Decision Date: 12/01/2022

**Proposal:** Ground & first floor rear extension for conversion of class C3 house to class C4 HMO.

**Location:** 13 QUEEN STREET, TREFOREST, PONTYPRIDD, CF37 1RW

**Reason: 1** The proposal will further exacerbate the unacceptable cumulative adverse impact on the amenities of the area as a consequence of a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policies CS2 and AW5 of the Rhondda Cynon Taf Local Development Plan and the Houses in Multiple Occupation (HMO) Supplementary Planning Guidance (2018)

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Brynna

21/1524/10

Decision Date: 14/01/2022

**Proposal:** Rear dormer extension with a raised ridge line.

**Location:** 17 LANTERN CLOSE, LLANHARAN, PONTYCLUN, CF72 9ZB

**Reason: 1** The development, by virtue of its scale, massing, design and elevated height, represents an incongruous proposal that would be out-of-keeping with the character of the local area and detrimental to the visual amenity of both the host dwelling and the wider street scene. The proposal is therefore contrary to Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'Design Guide for Householder Development (2011)'.

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Total Number of Delegated decisions is 4