

Report for Development Control Planning Committee

Tonyrefail West

21/1454/10

Decision Date: 20/01/2022

Proposal: Erection of a three bedroom dormer bungalow. (Amended Redline Boundary received 04/01/22)

Location: LAND TO THE REAR OF 3 & 4 FAIRVIEW, EDMONDSTOWN, TONYPANDY

Reason: 1 The proposed additional use of the sub-standard lane as a principal means of access to serve the proposed development will create increased traffic hazards to the detriment of highway and pedestrian safety.

Reason: 2 The proposed access lane lacks adequate width of carriageway and segregated footway to serve vehicular and pedestrian traffic and would create traffic hazards to the detriment of safety of all highway users.

Reason: 3 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: 4 The access lane lacks adequate visibility and therefore further intensification of use by the proposed development would create traffic hazards to the detriment of highway safety.

As such, the application is considered contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Pontyclun

21/1463/10

Decision Date: 27/01/2022

Proposal: Erection of a first floor to existing garage.

Location: 7 BEECHLEA CLOSE, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8PT

Reason: 1 By virtue of its scale, design and resulting mass, the proposed two-storey side extension would form a dominant and unsympathetic addition to the host property and a highly prominent development within the street scene. As such the proposal would have an unacceptable visual impact upon, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan

Total Number of Delegated decisions is 2