

**Mountain Ash East**

**21/1696/10**

Decision Date: 10/02/2022

**Proposal:** Retain and complete alterations to the pitch of the main dwelling roof and include a new attic dormer to rear.

**Location:** 34 ALLEN STREET, ABERPENNAR, CF45 4BD

**Reason: 1** The proposed development, as a result of its siting, scale, design, height and overall visual appearance would result in excessive and unsympathetic additions that would have a detrimental impact on the character and appearance of the application dwelling and the surrounding area. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and also the Councils Supplementary Planning Guidance for Householder Development.

**Reason: 2** The proposed development, as a result of its siting, scale and design is considered to be an unneighbourly form of development that would be detrimental towards the amenities of occupants of neighbouring dwellings. As such, the proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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**Aberaman South**

**21/1614/10**

Decision Date: 31/01/2022

**Proposal:** Proposed first floor extension above existing single storey side extension.

**Location:** 1 THE COTTAGES, LLANWONNO ROAD, CWMAMAN, ABERDARE, CF44 6PG

**Reason: 1** The proposed development, by virtue of its siting, scale and design, would constitute an unsympathetic development, which would be poorly related to and have an unacceptable effect on the character and appearance 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.

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**Report for Development Control Planning Committee**

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**Ferndale**

**21/1675/10**

Decision Date: 08/02/2022

**Proposal:** Change of use from a commercial unit to 2 no. 2 bedroom flats (Re-submission of 21/1140/10).

**Location:** 63 HIGH STREET, FERNDALE, CF43 4RR

**Reason: 1** The proposed residential use, in the form of 2 no. flats is considered to represent an inappropriate development that would result in the creation of poor quality living accommodation contrary to the Council's Supplementary Planning Guidance: Development of Flats – Conversion and New Build and Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** No information has been provided to evidence that the property has been marketed for a minimum period of 12 months without success and therefore, the proposal does not accord with Policy AW11 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** The loss of a retail unit within the retail centre of a Key Settlement is unjustified and it is considered that the proposal would have a negative effect on the centre's position in the retail hierarchy and therefore, the proposal does not accord with Policy NSA18 of the Rhondda Cynon Taf Local Development Plan.

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**Llantwit Fardre**

**21/1594/10**

Decision Date: 11/02/2022

**Proposal:** Single storey rear extension, two storey side extension, front and rear dormers and dropped kerb.

**Location:** MARTYNDALE, 7 HEOL DOWLAIS, EFAIL ISAF, PONTYPRIDD, CF38 1BB

**Reason: 1** The proposed dormers and two storey side extension would represent a visually incongruous and unneighbourly form of development which would have a detrimental impact on the character and appearance of the surrounding area and the amenity of adjoining occupiers. This is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Supplementary Planning Guidance (SPG): A Design Guide for Householder Development.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**Development Control : Delegated Decisions - Refusals between:**

**31/01/2022 and 11/02/2022**

**Report for Development Control Planning Committee**

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**Llanharan**

**21/1059/10**

Decision Date: 01/02/2022

**Proposal:** Extension of builders yard, regularise external storage heights, modification of parking arrangements and the installation of a tool hire compound (Re-submission of 21/0365/10).

**Location:** TRAVIS PERKINS, COEDCAE LANE INDUSTRIAL ESTATE, TALBOT GREEN

**Reason: 1** The proposed development would result in the loss of 14 shared car parking spaces resulting in on-street car parking and increased hazards to the detriment of safety of all highway users and free flow of traffic. As such the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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Total Number of Delegated decisions is 5