

Aberaman South

21/1666/09 Decision Date: 15/03/2022

Proposal: Application for Certificate of Lawfulness of Proposed Use or Development (CLOPUD) - use of the site for unrestricted Class A1 retail use.

Location: UNIT 1A, ABERAMAN ENTERPRISE PARK, ABERAMAN, ABERDARE

Reason: 1 The Council cannot be satisfied that the proposed unrestricted A1 use of the site is lawful. The Council has obtained evidence that which presents a view that is contrary to that of the applicant, including details of decision notices associated with earlier planning permissions approved at the site. Therefore, on the balance of probability, it is considered that there are conditions restricting the use of the site within Class A1 and it is less than probable that the A1 use of the premises is unrestricted and consequently, the proposed use is not considered to be lawful for planning purposes and as such a Lawful Development Certificate cannot be issued.

22/0271/10 Decision Date: 29/04/2022

Proposal: First floor extension above existing single storey side extension (re-submission 21/1614/10)

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.

22/0372/13 Decision Date: 15/06/2022

Proposal: Proposed construction of 5 no. detached dwellings (Outline) (Re-submission of application 21/1218/13).

Location: LAND EAST OF B4275 ABERAMAN HOUSES, ABERAMAN, ABERDARE

Reason: 2 Insufficient information has been submitted to enable a full assessment of the potential impacts of the development upon habitat and protected species at the site to be undertaken. The proposal is therefore contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.

Reason: 1 The proposed development, that being highly vulnerable residential development, is unacceptable in principle given its location within a C2 Flood Zone. As such, the proposal is contrary to the requirements of policy AW10 of the Rhondda Cynon Taf Local Development Plan and national planning policy as set out in Planning Policy Wales and Technical Advice Note (TAN) 15: Development and Flood Risk.

Report for Development Control Planning Committee

Treherbert

22/0235/10 Decision Date: 04/05/2022

Proposal: Demolition of existing rear garage and construction of 1 Bed flat.

Location: 150 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PE

Reason: 2 Insufficient information has been provided to assess the potential impact upon ecology on and around the site, contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

Reason: 1 The proposed residential use, in the form of 1 no. 1 bed flat 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.

Treorchy

21/1625/10 Decision Date: 11/04/2022

Proposal: Proposed garage and hardstand with raised deck above (Re-submission of 21/0872/10).

Location: 66 TYNBYBEDW TERRACE, TREORCHY, CF42 6RL

Reason: 1 The proposed raised decking area, by virtue of its siting, scale and height, represents an incongruous, overbearing and un-neighbourly form of development which would have a detrimental impact upon the residential amenity and privacy of surrounding neighbouring properties. The development would therefore be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan

Ystrad

22/0470/10 Decision Date: 15/06/2022

Proposal: Proposed rear garden shed with roof garden / patio over.

Location: 17 UPLANDS, PENTRE, CF41 7PG

Reason: 1 By virtue of its scale, design, and elevated height, the proposal is considered to have a detrimental impact upon the character and appearance of the rear of the host dwelling and wider area. Further, it would also result in a significant detrimental impact upon the residential amenity of neighbouring occupiers, by causing a material loss of privacy, an increase in overlooking and an unacceptable overbearing impact. The proposal is considered both unneighbourly and excessive and is therefore contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance contained within the 'Design Guide for Householder Development (2011)'.

Tonypandy

22/0342/10

Decision Date: 01/06/2022

Proposal: Rear balcony to existing two storey extension.

Location: 59 COURT STREET, TONYPANDY, CF40 2RJ

Reason: 2 The proposed balcony, by virtue of its elevated height, prominent location and relationship with adjacent properties, would result in an overbearing impact to and direct overlooking of the neighbouring properties, adversely affecting the privacy and amenity standards currently enjoyed by occupiers. The proposal is therefore unneighbourly and excessive and contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the relevant guidance set out in SPG 'A Design Guide for Householder Development (2011)' in respect of neighbour amenity.

Reason: 1 By virtue of its scale, design and elevated height, the proposed balcony would have a detrimental impact upon the character and appearance of the rear of the host dwelling and wider area, resulting in an obtrusive and overbearing addition which would appear incongruous within its setting. The proposal is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the relevant guidance set out in SPG 'A Design Guide for Householder Development (2011)' in respect of its visual appearance.

Cymmer

22/0442/10

Decision Date: 22/06/2022

Proposal: Construction of 3 no. detached 4 bedroom houses with parking to front off Gwaun Bedw.

Location: LAND ADJACENT TO AND SOUTH WEST OF 3, GWAUN BEDW, CYMMER, PORTH.

Reason: 1 The proposed dwellings, by virtue of their design, size, and scale would be at odds with and out of keeping with the character and appearance of the surrounding properties, resulting in an unacceptable detrimental visual impact to the character of the area as a whole. As such the proposal would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance - Design and Placemaking.

Reason: 2 Insufficient information has been submitted to enable a full assessment of the impact of the proposal on ecology and biodiversity. As such the development would be contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

Tylorstown

21/1662/10

Decision Date: 23/03/2022

Proposal: Erection of detached dwelling including land formation, access widening, and car parking (Red line boundary amended 04/02/2022).

Location: LAND TO THE WEST OF HEOL LLECHAU ALLOTMENT, HEOL LLECHAU, WATTSTOWN, PORTH

Reason: 2 The private shared access is sub-standard in terms of width and turning facilities. The proposed development will also increase reversing movements to and from Heol Llechau by all types of vehicle to the detriment of safety of all highway users. The proposal therefore is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 1 The size of the proposed plot does not accord with the size of the dwelling proposed and whilst the site lies adjacent to the settlement boundary as identified in the Rhondda Cynon Taf Local Development Plan (LDP) the plot has clearly been extended to the settlement boundary in an attempt to comply with the criteria set out in Policy NSA12. Therefore, the location of the proposed dwelling is actually detached from the settlement boundary, in an unsustainable location. New residential development is not supported in such a location and no suitable justification has been submitted to negate this. The development is also considered to be discordant and incongruous having a detrimental impact upon the character and appearance of the area due to its prominent position. The proposal therefore is contrary to Policies AW1, AW2, and AW6 of the Rhondda Cynon Taf Local Development Plan.

22/0111/10

Decision Date: 19/04/2022

Proposal: Detached dwelling.

Location: LAND OPPOSITE 20 BRYNHEULOG TERRACE, TYLORSTOWN, FERNDAL

Reason: 1 The proposed dwelling, by virtue of its scale, design and location, would represent a visually incongruous and un-neighbourly form of development that would have a significant detrimental impact on both the character and appearance of the surrounding area and the residential amenity of surrounding properties, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Tonyrefail West

22/0605/10 Decision Date: 14/06/2022

Proposal: Addition of a first floor rear extension and a loft conversion, creating 3 additional bedrooms.

Location: GLAN Y FFRWD, PENRHIWFER ROAD, TONYREFAIL, PORTH, CF39 8EY

Reason: 1 The proposed two-story extension would form a dominant and unsympathetic addition to the host property due to its scale, design, and resulting mass, which would adversely affect the levels of amenity currently enjoyed by neighbouring residents and would appear out of keeping with the character and appearance of the area. As such, the proposal would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Rhondda

21/1694/13 Decision Date: 20/04/2022

Proposal: Construction of 2 no.detached dormer bungalows with private drive access (amended plan rec. 15/03/22)

Location: PENRHIW, COED ISAF ROAD, MAES-Y-COED, PONTYPRIDD, CF37 1EN

Reason: 1 The proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan in that it would result in an adverse impact upon highway safety in the vicinity of the site for the following reasons:

The private drive leading to the proposals is sub-standard in terms of a passing place for safe two-way vehicular movement, turning facilities resulting in reversing over considerable distance and lacking in visibility at the junction increasing hazards to the detriment of highway safety.

The dimensions and geometry of the private drive leading to the proposals have not been designed in accordance with Standard Details or the HDC Design Guide for RCT. As such it is not considered to be fit for purpose.

The means of access to the development is severely sub-standard in terms of junction vision splays to the west and intensification of its use will result in further detriment to highway safety and the free flow of traffic.

Treforest

22/0095/10

Decision Date: 21/03/2022

Proposal: Change of use from house to 2 no. flats and creation of additional off street parking.

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

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:

i) 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 the junction of Laura Street leading to increased hazards to the detriment of the safety of all highway users and free flow of traffic.

22/0505/13

Decision Date: 21/06/2022

Proposal: Proposed construction of one pair of semi detached dwellings.

Location: FOREST VIEW BUNGALOW, BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW

Reason: 1 The proposed development is considered to be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan as it would not have a safe access to the highway network and would result in an adverse impact upon highway safety in the vicinity of the application site for the following reasons:

The private drive leading to the proposals is sub-standard in terms of a passing place for safe two-way vehicular movement, turning facilities resulting in reversing over considerable distance and lacking in visibility at the junction increasing hazards to the detriment of highway safety.

The dimensions and geometry of the private drive leading to the proposals have not been designed in accordance with Standard Details or the HDC Design Guide for RCT. As such it is not considered to be fit for purpose.

The means of access to the development is severely sub-standard in terms of in terms of forward visibility, lack of continuous footway links, lack of positive surface water drainage and intensification of its use will result in further detriment to highway safety and the free flow of traffic.

Rhydyfelin Central

22/0172/10

Decision Date: 06/04/2022

Proposal: Construction of front and rear extension to create a vehicle bay, office facilities and stores.

Location: AUTOSTYLE AND SPRAYING UNIT 2, DYNEA ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5DN

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:

In the absence of adequate off-street car parking facilities, the proposed development would result in the creation of on-street parking demand to the detriment of highway safety and the free flow of traffic. Insufficient information has been provided to enable an accurate assessment of the means of access that would serve the proposed rear extension.

Tonteg

21/1492/10 Decision Date: 04/04/2022

Proposal: Change of use to a battery storage facility and ancillary Western Power Distribution 132kV electricity substation with associated access track to highway.(Additional Plans submitted 21/01/2022)(Landscape Visual Impact Assessment and Landscaping Scheme received 31/01/2022)

Location: POUND FARM LANE TONTEG CF38 1SU

Reason: 1 The proposal would represent industrial development outside of settlement limits in a countryside location that would form a highly dominant and incongruous addition to the detriment of the character and appearance of the site and wider special landscape area.

The means of access to the development is severely sub-standard in terms of junction vision splays and structural integrity, and intensification of its use will result in further detriment to highway safety and the free flow of traffic.

In the absence of any ecological assessments, insufficient information has been submitted to demonstrate that the consequences and impacts associated with the proposed development can be adequately managed.

The application is therefore contrary to Policies CS2, AW2, AW5, AW6, AW8, AW21 and SSA23 of the Rhondda Cynon Taf Local Development Plan.

22/0268/10 Decision Date: 09/05/2022

Proposal: Increase ridge line of existing roof by 800mm to create rear dormer for attic conversion.

Location: HAFAN DAWEL, 9A BRYN RHEDYN, TON-TEG, PONTYPRIDD, CF38 1UG

Reason: 1 The proposed development, in terms of its size, scale and resulting appearance, would constitute an unsympathetic development, which would be poorly related to the character and proportions of the original building and street scene. As such the proposal conflicts with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Report for Development Control Planning Committee

Gilfach Goch

21/1452/09 Decision Date: 19/04/2022

Proposal: Lawful Development Certificate for existing use as a dwellinghouse (C3).

Location: THE HOLLIES, MEADOW LANE, HENDREFORGAN, GILFACH-GOCH, PORTH, CF39 8TE

Reason: 1 The proposal to utilise the existing residential dwelling for the provision of residential accommodation and care for up to 4 no. children, along with up to 3 no. support staff 24 hours a day, operating in shifts is considered to result in a prima facie change of use, Class C3 to Class C2. Based on the evidence and supporting information submitted by the applicant, as a matter of fact and degree, the change of use is considered to be material. Consequently, the development is not lawful for planning purposes and planning permission is required. Therefore, a Certificate of Lawfulness cannot be issued.

21/1700/13 Decision Date: 15/03/2022

Proposal: Development of a single detached bungalow with access from Elm Street (Outline).

Location: LAND ADJOINING HIGHWINDS, ELM STREET, HENDREFORGAN, GILFACH-GOCH, PORTH, CF39 8TH

Reason: 1 The site lies outside the settlement boundary identified in the Rhondda Cynon Taf Local Development Plan. As such, new residential development is not supported in such a location, and no suitable justification has been submitted to negate this. The proposal therefore is contrary to Policies AW1 and AW2 of the Rhondda Cynon Taf Local Development Plan.

Town (Llantrisant)

22/0047/10 Decision Date: 11/04/2022

Proposal: Rear ground floor extension.

Location: BROOK HOUSE, RHIWSAESON ROAD, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8NZ

Reason: 1 By virtue of its design, excessive scale and resulting mass, the proposed two-storey extension would form a dominant and unsympathetic addition to the host property that would be at complete odds with its traditional and attractive character and appearance. As such, the proposal would have a significant detrimental impact upon the property's visual appearance, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Pontyclun

22/0266/10

Decision Date: 14/04/2022

Proposal: Change of use from A1 (Ancillary retail use e.g. carpet storage facility used by 'Stores 4 Floors' to B2 use (general industrial i.e. Leo's Tyre Services dealership)

Location: STORES 4 FLOORS, 15 LLANTRISANT ROAD, PONT-Y-CLUN, PONTYCLUN, CF72 9DP

Reason: 1 In the absence of adequate off-street car parking facilities, the proposed development will lead to indiscriminate on-street car parking along School Street and the A4222 (Llantrisant Road) which is already oversubscribed with on-street car parking, leading to increased hazards to the detriment of safety of all highway users.

The absence of such parking facilities will also increase potential car parking on both sides of the carriageway resulting in footway parking blocking free passage of pedestrian movement to the detriment of pedestrian safety.

Furthermore, the noise and disturbance caused by frequent vehicle movements and the operation of plant and machinery associated with the business would be detrimental to the amenity of the closest neighbouring residents.

It is therefore considered that the development would not be in accordance with Policies AW2, AW5 and AW10 of the Local Development Plan or PPW TAN 11.

22/0293/10

Decision Date: 03/05/2022

Proposal: Proposed detached garage/ studio/gym

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 and the character and appearance of the area. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between:

14/03/2022 and 24/06/2022

Report for Development Control Planning Committee

Llanharry

22/0307/15

Decision Date: 12/04/2022

Proposal: Removal of condition 10 stating provisions of a foot way and vehicle crossover of 20/0956/10.

Location: TYLACOCH BUNGALOW, TYLACOCH, LLANHARRY, PONTYCLUN, CF72 9LR

Reason: 1 The removal of condition 10 would jeopardise delivery of the footway and vehicular crossing alongside Llanharry Road that would serve the existing and proposed dwellings. It is considered that this would be detrimental to highway safety considerations by failing to provide a part of a continuous footway that would promote active travel as a viable means of transport contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and in line with the Active Travel (Wales) Act 2013.

Total Number of Delegated decisions is 23