

**Report for Development Control Planning Committee**

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**Cymer**

**22/0636/10** Decision Date: 14/07/2022

**Proposal:** Proposed single garage.

**Location:** 5 TREM-Y-GLYN, TREBANOG, PORTH, CF39 9AJ

**Reason: 1** The location of the garage would represent a jarring and incongruous feature within the street-scene, inconsistent with the established building-line, contrary to the existing pattern of development and therefore detrimental to the visual amenity of the area.

The development would therefore be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan, and the Council's SPG for Householder Development

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**Hawthorn and Lower Rhydfelen**

**22/0678/10** Decision Date: 11/07/2022

**Proposal:** Two storey rear extension, alterations to main roof, construction of a loft conversion and single storey porch.

**Location:** 31 HAWTHORN CRESCENT, RHYDYFELIN, PONTYPRIDD, CF37 5AY

**Reason: 1** The proposed development, in terms of its design and resulting scale, would constitute an unsympathetic development, which would be poorly related to the character and proportions of the original semi-detached 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.

**Reason: 2** The proposed extension, in terms of its siting and scale would result in an overbearing impact upon the adjoining semi-detached dwelling. 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 Policy AW 5 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

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**Llwyn-y-pia**

**22/0669/10** Decision Date: 22/07/2022

**Proposal:** Garage to side, rear extension.

**Location:** 18 LLEWELLYN TERRACE, LLWYNYPIA, TONYPANDY, CF40 2HF

**Reason: 1** The application proposes a two-storey rear extension to provide additional living, bedrooms, and garage at the property. Whilst the principle of a two-storey extension may be considered acceptable. The development would introduce an unsympathetic addition as a result of its scale, design, and siting, which would detract from the character and appearance of the existing dwelling and wider street scene. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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**Pontyclun East**

**22/0647/10** Decision Date: 19/07/2022

**Proposal:** Restoration and conversion of barn for use as a detached dwelling (Re-submission of 21/1160/10).

**Location:** MAENDY FARM, LLANTRISANT ROAD, GROES-FAEN, PONT-Y-CLUN, PONTYCLUN, CF72 8NJ

**Reason: 1** It has not been demonstrated that there are any viable alternative uses and there is no overriding architectural or historic merit that would warrant the buildings retention. As such the proposal conflicts with Policy AW 9 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The access leading to the proposed is sub-standard in terms of width for safe two-way vehicular movement, visibility with Llantrisant Road (A4119), sub-standard forward vision, lack of segregated footway facilities, sub-standard surface water drainage, no street lighting to serve the increase in vehicular and pedestrian traffic generated by the proposed development. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** The proposed development is not compliant with the sustainable transport hierarchy set out in Planning Policy Wales edition 11 & Active Travel (Wales) Act 2013 as it would be heavily reliant on the use of private motor vehicles, contrary to Local and National Policy.

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**Trealaw**

**22/0608/10** Decision Date: 12/07/2022

**Proposal:** Construction of rear dormer & extend ridge. (Resubmission of 21/0682/10)

**Location:** 4 SYCAMORE DRIVE, TREALAW, TONYPANDY, CF40 2PZ

**Reason: 1** The proposed dormer extension would represent a visually incongruous form of development which would have a detrimental impact on the character and appearance of the surrounding area. 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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**Treforest**

**22/0402/10** Decision Date: 12/07/2022

**Proposal:** Conversion to 2 flats with ground floor and two storey rear extension

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

**Reason: 1** The proposal would constitute overdevelopment of the site, in that the proposed flats would fail to provide an acceptable quality of living accommodation for their future occupiers, which would be at odds with the principles of general amenity. The development is, therefore, 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** The formation and configuration of the proposed first floor flat would result in an adverse impact upon the levels of amenity currently enjoyed by neighbouring occupiers by way of noise and disturbance between neighbours. As such, the proposal is 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.

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