

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

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

**29/08/2022 and 23/09/2022**

**Report for Development Control Planning Committee**

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**Trealaw**

**22/0106/10**

Decision Date: 23/09/2022

**Proposal:** 2 no. garage / storage units.(Flood Consequence Assessment Received 29/07/22)

**Location:** COMPOUND, FOUNDRY ROAD INDUSTRIAL ESTATE, FOUNDRY ROAD, TREALAW, TONYPANDY, CF40 2XD

**Reason: 1** The submitted FCA fails to demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development. As such, the proposal does not comply with the requirements of Planning Policy Wales Technical Advice Note (TAN) 15: Development and flood risk. The application is therefore contrary to Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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**Aberaman**

**22/0849/10**

Decision Date: 20/09/2022

**Proposal:** Dwelling.

**Location:** LAND ADJACENT TO BRIARDENE, HILLCREST AVENUE, ABERAMAN, ABERDARE, CF44 6YH

**Reason: 2** The proposed development, by virtue of its scale and siting, would be overbearing to the adjacent property, resulting in a significant detriment the amenities of its occupiers, contrary to the provisions of Policy AW5 of the LDP.

**Reason: 1** The proposed development, by virtue of its siting within the plot, design, scale and height would constitute an unsympathetic development which would appear incongruent in the street scene. As such the proposed dwelling would fail to make a positive contribution to the character of the area and is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

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**Trealaw**

**22/0697/10**

Decision Date: 05/09/2022

**Proposal:** Balcony with frosted glass balustrade (retrospective).

**Location:** 130 RHYS STREET, TREALAW, TONYPANDY, CF40 2QQ

**Reason: 1** The balcony structure, as a result of its excessive scale, design and elevated height, has an unacceptable detrimental impact upon the residential amenity and privacy standards previously enjoyed by the occupiers of the immediate neighbouring properties arising from overlooking and loss of privacy. The development is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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Ystrad

**22/0884/10**

Decision Date: 23/09/2022

**Proposal:** Garden shed to rear, roof garden / patio over

**Location:** 17 UPLANDS, PENTRE, CF41 7PG

**Reason: 1** By virtue of its scale, design, and elevated height, the proposal would result in a significant 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 would therefore be both unneighbourly and excessive, 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)'.

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Total Number of Delegated decisions is 4