

Report for Development Control Planning Committee

Tonypandy

22/0765/10

Decision Date: 16/08/2022

Proposal: Rear balcony to existing two storey extension. (resubmission of 22/0342/10)

Location: 59 COURT STREET, TONYPANDY, CF40 2RJ

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.

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.

Graig and Pontypridd West

22/0686/10

Decision Date: 10/08/2022

Proposal: Construct a habitable day room at the rear garden of the property.

Location: 39 VAUGHAN STREET, PONTYPRIDD, CF37 1HR

Reason: 1 The proposed development, in terms of its siting, scale and design, would constitute an unsympathetic development and represents overdevelopment of the application site, which would be poorly related to the context and character of the site and wider area. The proposal is therefore considered contrary to Policies AW5 and AW6 of the LDP.

Hirwaun, Penderyn and Rhigos

22/0757/10

Decision Date: 17/08/2022

Proposal: Proposed two bedroom bungalow together with external works.

Location: BUILDING PLOT TO THE REAR OF THE GLANCYNON INN, SWANSEA ROAD, HIRWAUN, ABERDARE, CF44 9PE

Reason: 1 The development proposes highly vulnerable development within Zone C2 of the Development Advice Map (DAM) contained in TAN15. The proposed development is considered contrary to National Planning Policy and Section 6 of Technical Advice Note 15: Development and Flood Risk which states at paragraph 6.2 that highly vulnerable development should not be permitted in Zone C2.

Reason: 2 The proposed Development and access road would be partly located within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the Flood Map for Planning (FMfP) identifies the application to be at risk of flooding and falls into Flood Zone 2 Rivers. The proposal for highly vulnerable development within areas of flood risk are considered contrary to policies AW2 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Llanharry

22/0782/10

Decision Date: 26/08/2022

Proposal: Garden shed and raised decking

Location: 22 HEOL YR ONNEN, LLANHARRY, PONTYCLUN, CF72 9NJ

Reason: 1 The proposed decking, by virtue of its scale, design and elevated height would result in a detrimental impact upon the character and appearance of the rear of the host dwelling and wider area. It would also result in a significant detrimental impact upon the residential amenity of neighbouring occupiers by way of loss of privacy, an increase in overlooking and an unacceptable overbearing impact. The proposal is therefore both unneighbourly and excessive, contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance A Design Guide for Householder Development. Further, the proposed shed would form a highly prominent feature within the street scene, to the detriment of the visual amenity of area, contrary to Policy AW6 of Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance A Design Guide for Householder Development.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between:

08/08/2022 and 26/08/2022

Report for Development Control Planning Committee

Mountain Ash

22/0682/01

Decision Date: 19/08/2022

Proposal: 2000mm high x 4000mm wide fixed page LED signage board (industry standard size) with 2300mm high brushed aluminium base pan with supporting steel subframe. This application is for permanent signage.

Location: MOUNTAIN ASH TOWN HALL, FFRWD CRESCENT, MOUNTAIN ASH, CF45 4EU

Reason: 1 The proposed signage would, by virtue of its size, scale, design and visual prominence have a detrimental impact on the setting of the two listed building that it would be located between and consequently, the visual amenity of the surrounding area. The proposed signage would therefore be contrary to the Town and Country Planning (Control of Advertisements) Regulations 1992 and Policies AW5, AW6 and AW7 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 5