

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

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

**10/04/2023 and 26/05/2023**

**Report for Development Control Planning Committee**

---

**Tonypandy**

**23/0155/10**

Decision Date: 24/04/2023

**Proposal:** Conversion of annex (facing Eleanor Street) to create a six bedroom HMO, including alterations to the roof form, refurbishment and alterations, removal of the rear flat roof element and associated external works.  
(Revised floor plans received 11/4/23)

**Location:** 13 ELEANOR STREET (TO THE REAR OF 113 DUNRAVEN STREET), TONYPANDY, CF40 1AS

**Reason: 1** The proposed conversion and change of use to a House in Multiple Occupation would constitute an overdevelopment of the site and due to the combination of an unsatisfactory layout, lack of outlook, natural light and ventilation to some habitable rooms, plus the absence of any external amenity space, would result in substandard accommodation.

Therefore, the development would not be acceptable in terms of the amenity of future residents and would not comply with the Council's Supplementary Planning Guidance for Houses In Multiple Occupation or the Development of Flats.

---

**23/0193/10**

Decision Date: 19/05/2023

**Proposal:** Conversion first floor office space to 1 flat and 1 studio flat

**Location:** CAFE, 121 DUNRAVEN STREET, TONYPANDY, CF40 1AS

**Reason: 1** The proposed change of use to a flat and studio flat would constitute as overdevelopment of the site due to the combination of, lack of outlook, natural light and ventilation to some habitable rooms, plus the absence of any external amenity space. The development would therefore lead to poor and cramped living conditions for future residents to the detriment of their amenities, contrary the Council's adopted Supplementary Planning Guidance for the Development of Flats.

---

**23/0247/10**

Decision Date: 04/05/2023

**Proposal:** Change of use from office to dwelling.

**Location:** 2 POST OFFICE ROW, TONYPANDY, CF40 2QY

**Reason: 1** By virtue of its location within a designated C2 Flood Zone, the proposed development is at risk of flooding and is considered to be contrary to Policies AW2 and AW10 of the Local Development Plan as well as Planning Policy Wales Technical Advice Note (TAN) 15: Development and Flood Risk and is therefore unacceptable in principle.

---

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions - Refusals between: 10/04/2023 and 26/05/2023**  
**Report for Development Control Planning Committee**

---

**Aberaman**

**23/0264/10** Decision Date: 11/05/2023

**Proposal:** Steel pillar balcony with surrounding glass ballustrade

**Location:** CWM Y GLO, GERDDI'R MAES BACH, ABERAMAN, ABERDARE, CF44 6DQ

**Reason: 1** REASON: The proposed balcony, by virtue of its elevated height, prominent location and relationship with the properties under construction to the east, would result in direct overlooking of these properties, adversely affecting the privacy and amenity standards currently enjoyed by future 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.

---

**Aberdare West and Llwydcoed**

**23/0182/13** Decision Date: 12/04/2023

**Proposal:** Proposed construction of one bedroom eco-cabin dwelling.

**Location:** LAND ADJ. TO 11 ST JOHN STREET, TRECYNON, ABERDARE

**Reason: 1** The proposed development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales for the following reasons:

The access leading to the proposed development site and St Johns Street is sub-standard to cater for the increase in vehicular movement generated by the proposed residential use, leading to increased hazards to the detriment of safety of all highway users.

The red line boundary submitted, which identifies the extent of the application site, does not connect to a public highway and requires the use of third party land (off no. 11 St John Street) in order to access / egress the plot.

**Reason: 2** As a result of its design and appearance, it is considered that the proposed development would appear out of keeping with the character and appearance of existing development in the vicinity of the site. As such the proposal is considered to be contrary to policy NSA12, AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

**Reason: 3** Insufficient information has been provided to enable an accurate assessment of the impacts of the proposed development upon ecology at the site. As such, the scheme is contrary to the requirements of policy AW8 the Rhondda Cynon Taf Local Development Plan.

---

**Hawthorn and Lower Rhydfelen**

**23/0133/10** Decision Date: 26/04/2023

**Proposal:** Loft conversion with front facing dormer (retrospective).

**Location:** 15 TUDOR STREET, RHYDYFELIN, PONTYPRIDD, CF37 5LB

**Reason: 1** The dormer extension represents a visually incongruous form of development which has a detrimental impact on the character of the host dwelling 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.

---

**Mountain Ash**

**22/0903/10** Decision Date: 22/05/2023

**Proposal:** Raised decking

**Location:** 38 STRAND STREET, MOUNTAIN ASH, CF45 4HG

**Reason: 1** The development, by virtue of its elevated setting, scale and design constitutes an unsympathetic development which is poorly related to and has an unacceptable effect on the character and appearance of the site and surrounding area. As such the development conflicts with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

**Reason: 2** The development due to its design, siting and elevated setting has increased levels of overlooking and significantly impacts upon the privacy and amenities of neighbouring occupiers. As such, the development conflicts with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

---

**Report for Development Control Planning Committee**

---

**Pen-y-waun**

**23/0233/10**

Decision Date: 23/05/2023

**Proposal:** Change of use of land to Class B8 storage including siting of 114 no. storage containers.

**Location:** WHAT WAREHOUSE, HIRWAUN ROAD, PEN-Y-WAUN, ABERDARE

**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 reason:

In the absence of adequate off-street car parking facilities, the proposed development will result in overspill on-street car parking in the vicinity of the site increasing hazards to the detriment of safety of all highway users.

---

**Ton-teg**

**23/0282/10**

Decision Date: 19/05/2023

**Proposal:** Loft conversion

**Location:** 11 MAESTEG GARDENS, TON-TEG, PONTYPRIDD, CF38 1NE

**Reason: 1** The development, by virtue of its scale, massing, design and elevated height, represents an incongruous proposal that would be out-of-keeping with the character of the local area and detrimental to the visual amenity of both the host dwelling and the wider street scene. The proposal is therefore contrary to Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'Design Guide for Householder Development (2011)'.

**Reason: 2** The development, as a result of its overall design, would result in an unacceptable overlooking impact upon the neighbouring properties. As such, the proposal would have an unacceptable impact upon the amenity of the neighbouring property and would therefore be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

---

**Report for Development Control Planning Committee**

---

**Tonyrefail East**

**23/0091/10** Decision Date: 11/04/2023

**Proposal:** First floor extension with attic conversion

**Location:** 15 SCHOOL STREET, TONYREFAIL, PORTH, CF39 8LE

**Reason: 1** The proposed extension as a result of its siting, scale, design and overall visual appearance would result in an unsympathetic and incongruous addition that would have a significant detrimental impact on the character and appearance of the existing semi-detached property and surrounding street scene. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

---

**Tonyrefail West**

**22/1487/10** Decision Date: 10/05/2023

**Proposal:** Detached dwelling with off road parking

**Location:** THE BLACK DIAMOND HOUSE, EDMONDSTOWN ROAD, EDMONDSTOWN, TONYPANDY, CF40 1NR

**Reason: 1** The proposed development removes the current off-street car parking provision for the Black Diamond leading to additional on-street car parking in an area where there is already considerable demand leading to indiscriminate on-street car parking narrowing the available width of carriageway, blocking vision splays impacting on junction radii and parking on footways to the detriment of safety of all highway users and free flow of traffic. As such, the application is considered contrary to Policy AW5 of the Rhondda Cynon Taf local Development Plan.

---

**Treforest**

**23/0082/09** Decision Date: 28/04/2023

**Proposal:** Certificate of Lawful Development for HMO

**Location:** 47 QUEEN STREET, TREFOREST, PONTYPRIDD, CF37 1RN

**Reason: 1** Insufficient evidence has been submitted by the applicant to support their view that the property was last lawfully used as a small 3 bed HMO. Insufficient evidence has been submitted to support, on the balance of probability, that the property was last lawfully used as a small 3 bed HMO and that no intervening uses have occurred at the property.

---

**Report for Development Control Planning Committee**

---

**Treorchy**

**23/0043/13** Decision Date: 22/05/2023

**Proposal:** 3 No. pairs of semi detached dwellings

**Location:** RHONDDA TYRE SERVICE, CRICHTON STREET, TREORCHY, CF42 6DF

**Reason: 1** By virtue of its location within a designated C2 Flood Zone, the proposed development is at risk of flooding and is therefore contrary to Policies AW2 and AW10 of the Rhondda Cynon Taf Local Development Plan as well as Planning Policy Wales Technical Advice Note (TAN) 15: Development and Flood Risk. The development is therefore unacceptable in principle.

**Reason: 2** In the absence of a Bat Survey, insufficient information has been submitted to demonstrate that the impact upon bats, which are a European Protected Species, can be adequately managed. As such, the development is contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** There is a lack of information with regards safe pedestrian connectivity and potential off-street car parking provision for a highway safety assessment to be undertaken. In addition, it appears that the site is overdeveloped with limited space to provide off-street car parking leading to on-street car parking to the detriment of safety of all highway users. As such, the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 4** The proposed development would represent an un-neighbourly form of development which would have a detrimental impact on the residential amenity and privacy of surrounding properties, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

---

**23/0214/10** Decision Date: 05/05/2023

**Proposal:** Two storey rear extension and change of use of first floor redundant offices into 1 bedroom flat.

**Location:** TUDBALL AND EDWARDS ESTATE AGENTS, 92 BUTE STREET, TREORCHY, CF42 6AH

**Reason: 1** As a result of the rear access the proposed residential use, in the form of the self-contained first floor flat, is considered to represent an inappropriate conversion that would result in the creation of poor-quality living accommodation. As such the proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Development of Flats Supplementary Planning Guidance.

**Reason: 2** The narrow lane leading to the site is not suitable to serve as the principal means of vehicular and pedestrian access for the proposed first floor flat leading to increased hazards to the detriment of safety of all highway users, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

---

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions - Refusals between:**  
**Report for Development Control Planning Committee**

**10/04/2023 and 26/05/2023**

---

**Ynysybwl**

**23/0195/10**

Decision Date: 24/04/2023

**Proposal:** Retention of raised terrace to rear elevation

**Location:** 96 CRAWSHAY STREET, YNYS-Y-BWL, PONTYPRIDD, CF37 3EG

**Reason: 1** The development, by virtue of its elevated setting, scale and design constitutes an unsympathetic development which is poorly related to and has an unacceptable effect on the character and appearance of the site and surrounding area. As such the development conflicts with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

**Reason: 2** The development due to its design, siting and elevated setting has increased levels of overlooking and significantly impacts upon the privacy and amenities of neighbouring occupiers. As such, the development conflicts with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

---

Total Number of Delegated decisions is 15