

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

24/07/2023 and 04/08/2023

Aberaman

23/0563/10 Decision Date: 01/08/2023

Proposal: Retention of solar panels

Location: YARD ADJ TY DERI AT THE REAR OF GWAWR STREET, ABERAMAN, ABERDARE

Reason: 1 As a result of its siting and scale, it is considered that the development has resulted in a visually prominent and visually obtrusive feature, which has adversely affected the outlook and general levels of amenity that residents to the north on Gwawr Street previously enjoyed. The proposed development is therefore, considered to be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Abercynon

23/0550/10 Decision Date: 28/07/2023

Proposal: Retrospective application for decking

Location: 29 PARK VIEW, ABERCYNON, MOUNTAIN ASH, CF45 4TP

Reason: 1 The raised decking, by virtue of its scale, design and elevated height results 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 degree. 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.

Report for Development Control Planning Committee

Hirwaun, Penderyn and Rhigos

23/0564/10 Decision Date: 31/07/2023

Proposal: Conversion to self contained flat

Location: J B WILLIAMS AND SON NEWSAGENTS, 72 HIGH STREET, HIRWAUN, ABERDARE, CF44 9SW

Reason: 1 Habitable rooms at the proposed flat would lack a reasonable outlook and the proposal would fail to provide acceptable living conditions for future occupants. The proposal is therefore contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan, and contrary to relevant advice in the 'Development of Flats – Conversions and New Build' Supplementary Planning Guidance.

Reason: 2 The proposed development would result in a lack of amenity space for future occupiers of the flat. As such, the application would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and contrary to relevant advice in the 'Development of Flats – Conversions and New Build' Supplementary Planning Guidance.

Reason: 3 Insufficient information has been submitted to enable a full assessment of the impact of the proposal on protected species to be undertaken. The proposal is therefore contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan

Pontyclun Central

23/0622/10 Decision Date: 04/08/2023

Proposal: Detached dwelling

Location: LAND ADJ TO 12 LON ELAI, PONTYCLUN

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.

Reason: 2 In the absence of an ecological survey and by virtue of the location with the SINC, insufficient information has been submitted to demonstrate that any impact upon ecology at the application site can be adequately managed and that appropriate biodiversity enhancement can be provided, contrary to policy AW8 of the Local Development Plan.
