

Report for Development Control Planning Committee

---

**Aberdare East**

23/0235/10

Decision Date: 25/08/2023

**Proposal:** Proposed new commercial Cattery with a Timber structure at rear of dwelling

**Location:** WOODHAVEN, 3 WERFA LANE, ABER-NANT, ABERDARE, CF44 0YS

**Reason: 1** The proposal represents an incompatible and unneighbourly use, which, by reason of noise, unacceptable odours, and general disturbance, would be detrimental to the amenities of occupiers of neighbouring residential properties. As such, the proposal is contrary to Policies AW2, AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

---

**Trallwng**

23/0677/13

Decision Date: 23/08/2023

**Proposal:** 1 no. detached dwelling

**Location:** LAND LYING EAST OF 188 MERTHYR ROAD, PONTYPRIDD

**Reason: 1** At the maximum scale, the proposed development by reason of its layout, scale and orientation to the neighbouring properties to the north west (on Merthyr Road), would result in overlooking and a loss of privacy, to the detriment of the level of residential amenity currently enjoyed by those occupiers. As such the proposal is considered to be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

**Reason: 2** Insufficient information has been provided to enable an accurate assessment of the impacts of the proposed development upon ecology, habitat and protected species at the site. As such, the scheme is contrary to the requirements of policy AW8 the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

---

Total Number of Delegated decisions is 2