

Report for Development Control Planning Committee

Abercynon

21/0731/10 Decision Date: 29/08/2023

Proposal: Retention of storage container

Location: LAND ADJ. TO 40 WALSH STREET, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4YS

Reason: 1 The proposed development, in terms of its siting and appearance, has resulted in an unsympathetic development that detracts from the character and appearance of the wider street scene. Accordingly, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

23/0699/10 Decision Date: 19/09/2023

Proposal: Conversion of two storey rear annexe into 2 no self-contained flats

Location: TYNTE HOTEL PUBLIC HOUSE, MAIN ROAD, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4YH

Reason: 1 The proposed development would fail to provide adequate living and amenity standards for future residents which would be contrary to the principles and aims of Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the guidance set out in the Council's Supplementary Planning Guidance relating to the Development of Flats, with particular reference to accessibility and security.

Ferndale and Maerdy

23/0708/10 Decision Date: 22/09/2023

Proposal: Provision of self-storage container site.

Location: THE OLD SCHOOL HOUSE, SCHOOL STREET, MAERDY, FERNDAL, CF43 4DN

Reason: 1 By virtue of their industrial appearance and in the context of the residential, edge of settlement location, it is considered that the proposed shipping containers and security fence would appear incongruous and have an unacceptable effect on the character and appearance of the site and the local street scene, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Graig and Pontypridd West

23/0386/10

Decision Date: 13/09/2023

Proposal: Change of use from public house to dwelling, single storey extension, double garage

Location: QUEENS HEAD INN, LLANTRISANT ROAD, PENYCOEDCAE, PONTYPRIDD, CF37 1PY

Reason: 1 Insufficient information and marketing evidence has been provided to demonstrate that the use of a public house at the site is unviable and insufficient information has been provided to justify the loss of a public house at this location. Furthermore, insufficient information and evidence has been provided to demonstrate that, other than residential use, there are no other viable alternative uses to secure the retention of the building. As such, the policy is contrary to Policy AW9 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales (Ed.11)

Reason: 2 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.

23/0790/10

Decision Date: 30/08/2023

Proposal: Retention and completion of rear extension with proposed terrace over ground floor rear extension

Location: 135 HOPKINSTOWN ROAD, HOPKINSTOWN, PONTYPRIDD, CF37 2PT

Reason: 1 The proposed terrace, due to its design, siting and elevated setting would increase levels of overlooking and would significantly impact upon the privacy and amenities of neighbouring occupiers. As such, the development conflicts with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed terrace by virtue of its elevated setting and design would constitute an unsympathetic development which would have 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.

Hirwaun, Penderyn and Rhigos

23/0788/10 Decision Date: 04/09/2023

Proposal: Proposed construction of holiday let.

Location: AVERINA, 20 HALT ROAD, RHIGOS, ABERDARE, CF44 9UN

Reason: 1 As a result of its position, means of access and its relationship with existing neighbouring properties, the proposed operation of the holiday let would result in an unacceptable level of disturbance to the nearby neighbours, whose levels of amenity would be adversely affected. As such, the proposal is considered to be contrary to the requirements of policy AW5 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Tonyrefail West

23/0791/10 Decision Date: 11/09/2023

Proposal: Change of use from shop to flat.

Location: JUST LLOYDS HAIR AND BEAUTY, 16 WAUNRHYDD ROAD, TONYREFAIL, PORTH, CF39 8EW

Reason: 1 Insufficient evidence has been submitted to demonstrate that the retention of the existing premises for business purposes has been fully explored without success by the way of marketing for appropriate retail purposes at reasonable market rates for a minimum of 12 months. As such, there is no justification for allowing the loss of a commercial unit in the retail centre of the village. The proposal is therefore contrary to Policy AW 11 of the Rhondda Cynon Taf Local Development Plan.

Treforest

23/0690/10 Decision Date: 04/09/2023

Proposal: Conversion of existing property to house in multiple occupation (HMO)

Location: 41 KING STREET, TREFOREST, PONTYPRIDD, CF37 1RR

Reason: 1 The proposal will further exacerbate the unacceptable cumulative adverse impact on the amenities of the area as a consequence of a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policies CS2 and AW5 of the Rhondda Cynon Taf Local Development Plan and the Houses in Multiple Occupation (HMO) Supplementary Planning Guidance (2018)

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions - Refusals between: 28/08/2023 and 22/09/2023
Report for Development Control Planning Committee

Treherbert

23/0800/10 Decision Date: 01/09/2023

Proposal: Retention of veranda with erection of proposed privacy screen following refusal 22/1251/10

Location: 8 ELEANOR STREET, TREHERBERT, TREORCHY, CF42 5AD

Reason: 1 By virtue of its scale, design and elevated height, the veranda has 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 appears incongruous within its setting. The inclusion of a privacy screen would only add to the prominence of the development and its overbearing nature. The development 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 veranda, by virtue of its elevated height, prominent location and relationship with adjacent properties, results in an overbearing impact to and direct overlooking of the neighbouring properties, significantly adversely affecting their privacy and amenity standards, an impact that the inclusion of a privacy screen would not overcome. The development 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.

Total Number of Delegated decisions is 9