

**Report for Development Control Planning Committee**

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**Porth**

**23/0888/10**

Decision Date: 20/10/2023

**Proposal:** Construction of decking up to the first floor of a 3-story building. Proposed decking area would replace the current fire escape landing and stairs, with the use of frosted glass and balusters.

**Location:** 25 TROEDYRHIW ROAD, PORTH, CF39 0DP

**Reason: 1** The proposed decking, 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

**Reason: 2** 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.

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**Tylorstown and Ynyshir**

**23/0533/10**

Decision Date: 16/10/2023

**Proposal:** Blockwork garage to replace container storage.

**Location:** REAR OF 64, YNYSHIR ROAD, YNYS-HIR, PORTH, CF39 0EN

**Reason: 1** The proposed garage will encroach onto the adopted rear lane obstructing the public highway. This is considered to be to the detriment of the safety of all highway users. The application is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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Total Number of Delegated decisions is 2