

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions - Refusals between: 30/10/2023 and 10/11/2023
Report for Development Control Planning Committee

Cymer

22/0775/10 Decision Date: 08/11/2023

Proposal: Change of use from dog kennels to residential dwelling (Amended site plan and layout plan received 09/10/23)

Location: GLEN VIEW, MOUNT PLEASANT, TREHAFOD, PONTYPRIDD, CF37 2NU

Reason: 1 The application property is located outside of the settlement boundary where applications for residential development in unsustainable locations are not supported by national and local planning policy, unless in exceptional circumstances.

No evidence has been provided to demonstrate it would be unviable to retain the existing kennel building for its current purpose; furthermore, that which is proposed to be converted is considered to be neither of architectural nor historical merit.

Therefore, the development would not comply with PPW11 or Policies CS2, AW2, AW9 or SSA13 of the Rhondda Cynon Taf Local Development Plan.

Treherbert

23/0975/10 Decision Date: 31/10/2023

Proposal: Detached garage

Location: LAND ADJACENT TO 14 BLAEN-Y-CWM ROAD, BLAEN-CWM, TREORCHY, CF42 5DG

Reason: 1 The location of the garage would represent an incongruous feature within the street-scene, inconsistent with the established building-line, contrary to the existing pattern of development affecting the principal views of adjoining dwellings and therefore detrimental to the visual amenity of the area. The development would therefore be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan, and the Council's Design and Placemaking SPG.

Reason: 2 In the absence of a Coal Mining Risk Assessment, insufficient information has been submitted to demonstrate that the risks and consequences associated with ground stability of the application site can be adequately managed. As such, the proposal conflicts with Policies AW10 of the Rhondda Cynon Taf Local Development Plan

Total Number of Delegated decisions is 2