

Report for Development Control Planning Committee

Trallwng

23/1254/10

Decision Date: 31/01/2024

Proposal: Two storey rear extension and raised decking

Location: 16 THE AVENUE, PONTYPRIDD, CF37 4DF

Reason: 1 The proposed decking, due to its elevated position 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 fails to comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed decking, due to its elevated position, siting and design, would have a significant and unacceptable impact upon the amenity and privacy of neighbouring residential properties as a result of the direct and elevated views that would be created into the garden areas of both adjoining properties as well as the direct views created into the ground floor rear windows of those properties. As such, the development would conflict with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan

Ystrad

23/1439/15

Decision Date: 30/01/2024

Proposal: Removal of Condition 3 of planning permission 19/0680/10.

Location: OLD GLANDWR COURT HOTEL, YSTRAD ROAD, PENTRE, CF41 7PY

Reason: 1 Taking into account the circumstances of this case, no evidence has been provided to conclusively demonstrate the absence of barn owls in the building; therefore, it is considered that insufficient justification has been provided to warrant the removal of condition 3.

Accordingly, the development would not comply with Policy AW8 of the Rhondda Cynon Taf Local Development Plan and it is not considered acceptable to issue a new planning permission reflective of such a change.
