

Report for Development Control Planning Committee

Taff's Well

23/1412/10

Decision Date: 15/02/2024

Proposal: Proposed fencing to front garden and parking for one car (retrospective).

Location: 20 HEOL-Y-DDERWEN, NANTGARW, TAFF'S WELL, CARDIFF, CF15 7UJ

Reason: 1 The means of access to the proposed parking space is unsuitable for vehicle use and would result in hazards to pedestrians and damage to the footway to the detriment of highway safety. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development will generate vehicular reversing/turning movements to and from the public highway, creating hazards to pedestrians utilising the footway and all highway users. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The proposed parking space would result in vehicles parking parallel to the footpath increasing likelihood of conflict with pedestrians to the detriment of pedestrian safety. As such, the development does not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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23/1038/09

Decision Date: 14/02/2024

Proposal: Application for Lawful Development Certificate for change of use from C3 to C4 as the property has been used as a HMO.

Location: 47 QUEEN STREET, TREForest, PONTYPRIDD, CF37 1RN

Reason: 1 Insufficient evidence has been submitted to demonstrate that, on the balance of probability, the property was last lawfully used as a small 3 bed HMO and that no intervening uses have occurred at the property.

Total Number of Delegated decisions is 2