

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between:

26/02/2024 and 08/03/2024

Report for Development Control Planning Committee

Aberdare East

23/1413/10

Decision Date: 28/02/2024

Proposal: Conversion of the ground floor area (rear) to include an additional apartment

Location: NEW LOOK, 58 CARDIFF STREET, ABERDARE, CF44 7DG

Reason: 1 The proposed development is considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance: Development of Flats – Conversion and New Build as the habitable rooms within the flat would not benefit from a reasonable outlook

Brynna and Llanharan

24/0004/10

Decision Date: 07/03/2024

Proposal: Change of use of land south of 1 Parc Bryn, CF72 9TT to garden curtilage, 1.8m high fence, construction of greenhouse

Location: 1 PARC BRYN DERWEN, LLANHARAN, PONTYCLUN, CF72 9TT

Reason: 1 The proposed change of use, to form a residential extension of garden curtilage and construction of garden building in a green wedge is considered inappropriate and does not have sufficient justification to encroach onto the green wedge, would prejudice the openness of the landscape and result in incremental loss of green space contrary to Policy AW5 and Policy SSA22 of the Rhondda Cynon Taf Local Development Plan and the Rhondda Cynon Taf Green Wedge Topic Paper 2008.

Additionally, the proposed development would result in an unbalanced settlement boundary and provide the residential dwelling with a significantly larger curtilage than the surrounding street-scene significantly altering the character and appearance contrary to Policy AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 There is insufficient information to appropriately assess the ecological impacts of the development which is contrary to policy AW8 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Trealaw

24/0063/10

Decision Date: 07/03/2024

Proposal: Proposed two storey extension, garage and terrace access to garden.

Location: IVY COTTAGE, STATION ROAD, TREALAW, TONYPANDY, CF40 2PL

Reason: 1 By virtue of its scale, design and resulting mass, the proposed roof terrace access would form a dominant and unsympathetic addition to the host property, significantly detracting from its existing traditional, attractive character and appearance. As such, the proposal would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Ynysybwl

23/1320/13

Decision Date: 05/03/2024

Proposal: Demolition of 3 garages and construction of a dwelling house with off street parking and garden (Outline).

Location: LAND ADJ TO 91 NEW ROAD, YNYSYBWL, PONTYPRIDD

Reason: 1 The proposed development, by virtue of its scale, would represent an overdevelopment of the site and would fail to provide adequate levels of outdoor amenity space and would not meet the living standards of future occupants. The proposal is considered contrary to policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and contrary to the Council's Design and Placemaking Supplementary Planning Guidance.

Reason: 2 The proposed development, by virtue of its scale and massing would constitute an unsympathetic development and overdevelopment of the site which would appear incongruent within the streetscene and harm the character of the site. The development is therefore considered contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan, and contrary to the Council's Design and Placemaking Supplementary Planning Guidance

Total Number of Delegated decisions is 4