

Report for Development Control Planning Committee

Aberaman

24/0119/10

Decision Date: 28/03/2024

Proposal: Retention of as built fence and gate enclosing extension of garden into rear lane at 13 Abergwawr Place and proposed fencing and gate enclosing extension of gardens into rear lane at 15 and 17 Abergwawr Place.

Location: 13, 15 AND 17 ABERGWAWR PLACE, ABERAMAN, ABERDARE, CF44 6YR

Reason: 1 The resulting character and use of the land, by forming part of the residential curtilage of 13, 15 and 17 Abergwawr Place, together with the erection of the fencing required to enclose the land, would have a detrimental impact upon the visual qualities of the area. Furthermore, the approval of the application would likely lead to further similar proposals, the effect of which could result in a cumulatively detrimental impact on the character and appearance of the wider area. As such, the development would not comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan

Pentre

24/0034/10

Decision Date: 14/03/2024

Proposal: Change of use from a C3 dwelling to a C4 house in multiple occupancy (HMO) (6 bedrooms), internal work and demolish rear porch.

Location: 2 GORDON STREET, TONPENTRE, PENTRE, CF41 7HH

Reason: 1 Whilst the introduction of a HMO use at the site could generally be considered acceptable in principle, it is considered that the proposed number of bedrooms would place significant pressure on the plot, representing an over intensive use of the property and overdevelopment of the site; and furthermore, in trying to accommodate as many bedrooms as possible within such a small building, would result in the creation of cramped and poor quality living accommodation for future occupiers to the detriment of their health and wellbeing. Consequently, it is not considered that the use of the property for a 6no. bedroom HMO would be appropriate.

The proposed change of use is therefore contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Supplementary Planning Guidance: Houses in Multiple Occupation.

Report for Development Control Planning Committee

Pontypridd Town

24/0149/19 Decision Date: 22/03/2024

Proposal: Removal of 1 Copper Beech

Location: 10 TYFICA CRESCENT, PONTYPRIDD, CF37 2BU

Reason: 1 The limited evidence submitted does not support the felling of the tree and therefore its removal would not be reasonable or appropriate. Consequently, the application is contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note (TAN) 10 of Planning Policy Wales.

Reason: 2 Insufficient information has been submitted to enable a full assessment of the impact of the proposal on protected species. As such the development would be contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.

Treforest

24/0031/10 Decision Date: 18/03/2024

Proposal: Change of Use to Class C4 five bedroom HMO with associated internal refurbishment and alterations

Location: 12 HILDA STREET, TREFOREST, PONTYPRIDD, CF37 1TT

Reason: 1 The proposal will further exacerbate the unacceptable cumulative adverse impact on the amenities of the area as a consequence of a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policies CS2 and AW5 of the Rhondda Cynon Taf Local Development Plan and the Houses in Multiple Occupation (HMO) Supplementary Planning Guidance (2018).

Total Number of Delegated decisions is 4