

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2013-2014

**DEVELOPMENT CONTROL
COMMITTEE
16 JANUARY 2014**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

Part 2	Agenda Item No.9
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 07/12/2013 and 03/01/2014.

Planning and Enforcement Appeals Decisions Received.
Delegated Decisions Approvals and Refusals with reasons.
Overview of Enforcement Cases.

2. RECOMMENDATION

That Members note the information.

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APPEALS RECEIVED

APPLICATION NO: 12/0784/10 (GD)
APPEAL REF: A/13/2194954 AP.1141
APPLICANT: Airport Guest House Ltd
DEVELOPMENT: Provision of 9 residential units : 3 detached and 6 semi-detached houses.
LOCATION: LAND AT CEMETERY ROAD/ BRYN RHODFA, TREORCHY, CF42 6SY.
APPEAL RECEIVED: 18/03/2013
APPEAL START DATE: 25/11/2013

APPLICATION NO: 12/1205/10 (LE)
APPEAL REF: 2211164 AP.1143
APPLICANT: Mr. T Jones
DEVELOPMENT: Demolition of existing garage/store and development of one 2 storey detached house (amended plans received 20/03/13).
LOCATION: 14 HIGH STREET, LLANTRISANT, PONTYCLUN
APPEAL RECEIVED: 28/12/2013
APPEAL START DATE: 30/12/2013

APPLICATION NO: 13/0064/10 (MJ)
APPEAL REF: A/13/2208553 AP.1138
APPLICANT: Mr. P Lewis
DEVELOPMENT: Construction of 4 no semi detached houses (3 no 2 bedroom and 1 no 3 bedroom).
LOCATION: LAND ADJ TO CLOS Y CARW, LLANTWIT FARDRE
APPEAL RECEIVED: 08/11/2013
APPEAL START DATE: 13/11/2013

APPLICATION NO: 13/0310/10 (MJ)
APPEAL REF: A/13/2208995 AP.1140
APPLICANT: Rhondda Housing Association
DEVELOPMENT: 8 no. flats and associated works (Amended plans received 17th July 2013)
LOCATION: YORK DRIVE, LLANTWIT FARDRE, PONTYPRIDD
APPEAL RECEIVED: 18/11/2013
APPEAL START DATE: 22/11/2013

APPLICATION NO: 13/0654/10 (MF)
APPEAL REF: A/13/2208239 AP.1139
APPLICANT: Mr. Keith Edmunds
DEVELOPMENT: Proposed galvanised roller shutter doors enclosed within faced concrete block walls facing onto footpath of Brecon Road (Retrospective)
LOCATION: 85 HIGH STREET, HIRWAUN, ABERDARE, CF44 9SN

APPEAL RECEIVED: 04/11/2013
APPEAL START DATE: 15/11/2013

APPLICATION NO: 13/0789/10 (KL)
APPEAL REF: A/13/2209639 AP.1142
APPLICANT: Mr. L Semmens
DEVELOPMENT: Conservatory.
LOCATION: 67 EXCELSIOR TERRACE, MAERDY, FERNDALE
APPEAL RECEIVED: 29/11/2013
APPEAL START DATE: 10/12/2013

APPEAL DECISIONS RECEIVED

APPLICATION NO: 12/0950/10 (EL)
APPEAL REF: A/13/2206939 AP.1135
APPLICANT: Mr. B Hoskins
DEVELOPMENT: Change of use from a florist to A3 use.
LOCATION: 26 OXFORD STREET, MOUNTAIN ASH
DECIDED: 10/04/2013
DECISION: Refuse
APPEAL RECEIVED: 17/10/2013
APPEAL DECIDED: 06/12/2013
APPEAL DECISION: **Allowed With Conditions**

APPLICATION NO: 12/1096/10 (MF)
APPEAL REF: A/13/2204844 AP.1128
APPLICANT: Mr. M Grezeskowiak
DEVELOPMENT: Boundary fence and boundary walls, garden level increase (retrospective)
LOCATION: 5 HAFOD LANE, HOPKINSTOWN, PONTYPRIDD
DECIDED: 25/04/2013
DECISION: Refuse
APPEAL RECEIVED: 20/09/2013
APPEAL DECIDED: 02/01/2014
APPEAL DECISION: **Dismiss**

APPLICATION NO: 12/1287/10 (EL)
APPEAL REF: A/13/2204755 AP.1127
APPLICANT: Mr. A Williams
DEVELOPMENT: Construction of 2 bungalows together with widening of road Cwm Isaac and forming turning head.
LOCATION: LAND ADJ TO 3 CWM ISAAC, RHIGOS, ABERDARE
DECIDED: 21/05/2013
DECISION: Refuse
APPEAL RECEIVED: 10/09/2013
APPEAL DECIDED: 31/12/2013
APPEAL DECISION: **Dismiss**

APPLICATION NO: 13/0209/10 (BJW)

APPEAL REF: A/13/2203798 AP.1125
APPLICANT: Tracs Limited
DEVELOPMENT: Erection of three dwellings (resubmission).
LOCATION: GELLI CEIRIOS CARE HOME, FFORCHAMAN ROAD, CWMAMAN, ABERDARE

DECIDED:
DECISION: Refuse
APPEAL RECEIVED: 20/08/2013
APPEAL DECIDED: 10/12/2013
APPEAL DECISION: **Allowed With Conditions**

APPLICATION NO: 13/0441/10 (BHJ)
APPEAL REF: A/13/2205148 AP.1126
APPLICANT: Mr. H Patel
DEVELOPMENT: Additional apartment with associated works to the rear of No. 27 Cardiff Road, Nantgarw.
LOCATION: 27 CARDIFF ROAD, NANTGARW, TAFFS WELL
DECIDED: 05/08/2013
DECISION: Refuse
APPEAL RECEIVED: 12/09/2013
APPEAL DECIDED: 23/12/2013
APPEAL DECISION: **Dismiss**

APPLICATION NO: 13/0696/10 (MF)
APPEAL REF: A/13/2207118 AP.1134
APPLICANT: Mr. W Lewis
DEVELOPMENT: Conservatory extension.
LOCATION: HEN ARDD, CHURCH STREET, YNYSYBWL, PONTYPRIDD
DECIDED: 22/08/2013
DECISION: Refuse
APPEAL RECEIVED: 14/10/2013
APPEAL DECIDED: 11/12/2013
APPEAL DECISION: **Allowed With Conditions**

ENFORCEMENT NO: EN/13/00238 (PM)
APPEAL REF: C/13/2204097 RCT/AP/ENF.114
APPLICANT: Mr. Marc Lewis
REASON FOR ISSUE: Without planning permission, the creation of a builders compound
LOCATION: LAND ADJACENT TO THE MEADOWS, COEDEL, TONYREFAIL
APPEAL RECEIVED: 23/08/2013
APPEAL DECIDED: 19/12/2103
APPEAL DECISION **Allowed**

Decision letters regarding planning and enforcement appeals will be made available on request.

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RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 07/12/2013 and 03/01/2014
Report for Development Control Planning Committee

Rhigos

13/1113/10 Decision Date: 17/12/2013

Proposal: Ground floor extension to rear of property to house shower and bedroom.

Location: 40 HEOL ESGYN, RHIGOS, ABERDARE, CF44 9BX

Hirwaun

13/1082/01 Decision Date: 11/12/2013

Proposal: Two signs providing the name of the fire station fixed to building.

Location: HIRWAUN FIRE STATION, SWANSEA ROAD, HIRWAUN, ABERDARE, CF44 9PE

Aberdare West/Llwydcoed

13/0937/13 Decision Date: 18/12/2013

Proposal: Outline application for mixed development comprising Class A1 Retail Store (3716m² gross floor space) and Class B1/B2/B8 employment units (877m² gross floor space area)

Location: LAND AT GELLI ISAF, TRECYNON, ABERDARE

13/1116/19 Decision Date: 11/12/2013

Proposal: TPO 126 -2009 - 1 x Sycamore tree - crown reduction 30%, 1 x Elm tree - to be felled to ground, 2 x branches of 2 x Horsechestnut trees - reduce overhang.

Location: PLAS NEWYDD, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0YF

13/1177/10 Decision Date: 27/12/2013

Proposal: Single storey rear extension.

Location: 21 LLEWELLYN STREET, TRECYNON, ABERDARE, CF44 8LA

Cwmbach

13/1065/10 Decision Date: 11/12/2013

Proposal: Alteration of approved dwelling to include rear conservatory extension.

Location: PLOT 34, COED DYFFRYN, ABERDARE, CF44 0AH

13/1078/10 Decision Date: 19/12/2013

Proposal: Two storey rear extension and demolish and replace existing garage.

Location: 7 CONISTON RISE, CWMBACH, ABERDARE, CF44 0HN

Mountain Ash East

13/1101/15 Decision Date: 30/12/2013

Proposal: Variation of Condition 1 of planning approval 11/1464/10 to extend opening hours from 7.30am - 5.30pm.

Location: TY HARRI WEBB, DYFFRYN ROAD, MOUNTAIN ASH, CF45 4DA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 07/12/2013 and 03/01/2014
Report for Development Control Planning Committee

Penrhiwceiber

13/0716/10 Decision Date: 20/12/2013
Proposal: To take down existing walls, rebuild and create garden (retrospective).
Location: 1 THOMAS STREET, MISKIN, MOUNTAIN ASH, CF45 3BU

13/1047/10 Decision Date: 17/12/2013
Proposal: To install external wall insulation.
Location: 17 ALBERT STREET, MOUNTAIN ASH, CF45 3BA

Abercynon

13/1191/10 Decision Date: 17/12/2013
Proposal: Single storey new garage to the side of the existing property and conversion of an existing integral garage to a habitable room. Change of land use to form part of the residential curtilage.
Location: 61 GROVERS FIELD, ABERCYNON, MOUNTAIN ASH, CF45 4PQ

Ynysybwl

13/1070/10 Decision Date: 18/12/2013
Proposal: Single block shed.
Location: 19 NEW ROAD, YNYSYBWL, PONTYPRIDD, CF37 3HA

Aberaman North

13/1111/10 Decision Date: 11/12/2013
Proposal: Detached bungalow.
Location: LAND ADJOINING 29 BRYNHEULOG TERRACE, ABERAMAN, ABERDARE, CF44 6EW

Aberaman South

13/0947/10 Decision Date: 13/12/2013
Proposal: Extension of Dwr Cymru Welsh Water combined sewer outfall (underground) including new outlet headwall on the bank of River Aman. Existing headwall approx 40m set back from river bank. New
Location: AREA ADJACENT RIVER AMAN, OFF CARDIFF ROAD, ABERDARE.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 07/12/2013 and 03/01/2014
Report for Development Control Planning Committee

Treherbert

13/1246/10 Decision Date: 02/01/2014

Proposal: Two storey rear extension.

Location: 2 TYDRAW TERRACE, TREHERBERT, TREORCHY CF42 5DF

Treorchy

13/1050/10 Decision Date: 11/12/2013

Proposal: 2 storey detached utility building in rear garden area for use as a summer house with storage area and additional storage in the roof space (Amended description 04/12/13)

Location: TY GWYNFRYN, CHURCH STREET, CWMPARC, TREORCHY, CF42 6NB

13/1085/15 Decision Date: 11/12/2013

Proposal: Variation of condition 2 of planning approval 11/1246 to provide for alternative materials. The development hereby approved shall be finished in materials as identified on plan BBA.526.P.09G unless

Location: BETHEL CHAPEL, PARK ROAD, CWMPARC, TREORCHY

Pentre

13/0903/15 Decision Date: 19/12/2013

Proposal: Variation of condition no. 3 of planning application 12/0039/10 to allow opening times to extend to 21:00 hrs on any given day (currently restricted to 19:00 hrs).

Location: 24B GELLI ROAD, TON PENTRE, PENTRE, CF41 7LR

Tonypandy

13/1154/01 Decision Date: 16/12/2013

Proposal: 1 No. internally illuminated fascia sign and 1 No. internally illuminated projecting sign.

Location: NEW LOOK, 20 DUNRAVEN STREET, TONYPANDY, CF40 1QG

13/1164/10 Decision Date: 20/12/2013

Proposal: Orangery Extension to Rear

Location: 54 PARC GELLIFAELOG, TONYPANDY, CF40 1DU

Porth

13/0739/10 Decision Date: 17/12/2013

Proposal: Parking improvements, erection of polytunnel, timber and rail fencing and associated works.

Location: LAND AT PEN DINAS FLATS, DINAS ROAD, DINAS, TONYPANDY, CF40 1JD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 07/12/2013 and 03/01/2014
Report for Development Control Planning Committee

Cymmer

13/1122/10 Decision Date: 17/12/2013
Proposal: First floor rear extension
Location: 109 HIGH STREET, CYMMER, PORTH, CF39 9EU

Ynyshir

13/1032/10 Decision Date: 09/12/2013
Proposal: Change of use from medical surgery into dwelling house.
Location: THE SURGERY, 64 YNYSHIR ROAD, YNYSHIR, PORTH, CF39 0EN

13/1087/10 Decision Date: 30/12/2013
Proposal: To remove existing external fire escape (agreed with fire service) and fit external wall insulation to all 4 sides of the building.
Location: CALFARIA CHAPEL HOUSE, ABERLLECHAU ROAD, WATTSTOWN, PORTH, CF39 0PB

Ferndale

13/0908/10 Decision Date: 03/01/2014
Proposal: Detached house and garage (amended plans received 18.10.13, amended location received 21.10.13)
Location: PARCEL OF LAND TO THE WEST OF 16 LONG ROW AND THE EAST OF 20 BAPTIST SQUARE, BLAENLLECHAU, (AMENDED LOCATION 13/11/13).

13/1121/10 Decision Date: 30/12/2013
Proposal: Change of Use to include new shop front, first floor access to front elevation, internal and external alterations.
Location: 37 HIGH STREET, FERNDAL, CF43 4RH

13/1158/10 Decision Date: 20/12/2013
Proposal: Demolition of existing four garages and replacing with a two storey sideways extension to form a kitchen & bedroom & a single storey extension to form a double garage.
Location: 35 ALBANY STREET, FERNDAL, CF43 4SL

Maerdy

13/1153/15 Decision Date: 20/12/2013
Proposal: Variation of condition 3 of planning approval 13/0025 to extend the opening hours to 6am - 9pm Monday-Friday, 7am - 3pm on Saturday and 8am - 1pm on Sunday.
Location: UNIT 17, HIGHFIELD INDUSTRIAL ESTATE, FERNDAL, CF43 4SX

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 07/12/2013 and 03/01/2014
Report for Development Control Planning Committee

Glyncoch

13/1104/19 Decision Date: 11/12/2013

Proposal: Application for tree works subject to preservation order (TPO 10 -1952). Remove 1 Cypress tree and raise crown to 4m on Western Red Cedar tree.

Location: 24 THE GROVE, GLYNCOCH, PONTYPRIDD, CF37 3BQ

13/1125/10 Decision Date: 12/12/2013

Proposal: Single storey nursery annex extension as part of the Phase 2 development of Glyncoch Community Centre

Location: GLYNCOCH COMMUNITY CENTRE, PORCHER AVENUE, GLYNCOCH, PONTYPRIDD, CF37 3DD

Rhondda

13/1075/09 Decision Date: 24/12/2013

Proposal: Application for Certificate of Lawfulness for a Proposed Development - Convert and extend garage for use a utility room.

Location: CEDAR WOOD, 13 COED ISAF ROAD, MAESYCOED, PONTYPRIDD, CF37 1EL

Treforest

13/1185/15 Decision Date: 30/12/2013

Proposal: Variation of condition 2 of planning approval 05/0477/15 to allow extension of opening hours from 12.00 Midday to 11.00 pm Monday - Sunday.

Location: 63 PARK STREET, TREFOREST, PONTYPRIDD, CF37 1SN

Rhydyfelin Central

13/1112/10 Decision Date: 18/12/2013

Proposal: Single storey extension.

Location: 11 LLYS CORRWG, RHYDYFELIN, PONTYPRIDD, CF37 5EJ

Hawthorn

13/1089/10 Decision Date: 17/12/2013

Proposal: Alteration of approved dwelling to include rear conservatory extension

Location: PLOT 33, MILFORD PARK, DYFFRYN ROAD, RHYDYFELIN, PONTYPRIDD CF375PQ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 07/12/2013 and 03/01/2014
Report for Development Control Planning Committee

Ffynon Taf

13/0823/10 Decision Date: 19/12/2013

Proposal: Addition of small porch to the front of the property (Retrospective).

Location: 70 CARDIFF ROAD, GLAN Y LLYN, TAFFS WELL, CARDIFF, CF15 7QE

13/0992/01 Decision Date: 10/12/2013

Proposal: Proposed Advertisements (Illuminated)

Location: PROPOSED KFC DRIVE-THRU RESTAURANT, HEOL Y PWLL, NANTGARW CF15 7QX

13/1040/10 Decision Date: 10/12/2013

Proposal: Replacement office and showroom building.

Location: MD CAR SALES, REAR OF CAERPHILLY GARDEN CENTRE, NANTGARW HILL, CAERPHILLY, CF15 7UN.

Llantwit Fardre

13/1033/10 Decision Date: 09/12/2013

Proposal: Two storey rear extension

Location: 6 HEOL-Y-FFYNNON, EFAIL ISAF, PONTYPRIDD, CF38 1AU

13/1126/19 Decision Date: 18/12/2013

Proposal: Application for works to trees - (TPO 33 - 1999). Crown reduction of 30% to 2 x Ash, 4 x Birch and 1 x Oak trees. 1 x dead tree removed and 1 partially fallen tree reduced to a safe height from boundary.

Location: WOODLAND TO REAR OF 10 TY CRWYN, CHURCH VILLAGE, PONTYPRIDD, CF38 2HR.

Church Village

13/1068/10 Decision Date: 19/12/2013

Proposal: Change of use to cafe (Unit 5a) and beauty salon (Unit 5b) and to fit canopies over main entrance doors and windows.

Location: 5A & 5B, DUMMER HOUSE, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1PY

13/1092/10 Decision Date: 12/12/2013

Proposal: First floor side extension and create additional parking to front of property.

Location: 6 ACORN GROVE, CHURCH VILLAGE, PONTYPRIDD, CF38 2AJ

Tonyrefail West

13/1206/10 Decision Date: 20/12/2013

Proposal: Lift and retaining wall at front of property.

Location: 60 NANT EIRIN, TONYREFAIL, PORTH, CF39 8DP

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 07/12/2013 and 03/01/2014
Report for Development Control Planning Committee

Tonyrefail East

13/1051/10 Decision Date: 12/12/2013

Proposal: Single storey side and rear extension and frontage canopy.

Location: 13 MANLEY CLOSE, TONYREFAIL, PORTH, CF39 8NS

Beddau

13/1048/10 Decision Date: 17/12/2013

Proposal: One detached dwelling.

Location: 29 HEOL-Y-COED, YORKDALE, BEDDAU, PONTYPRIDD, CF38 2HY

13/1245/10 Decision Date: 02/01/2014

Proposal: Single storey rear extension

Location: 7 CLOS CADWGAN, BEDDAU, PONTYPRIDD, CF38 2JP

Town (Llantrisant)

13/1173/31 Decision Date: 20/12/2013

Proposal: Notification of the submission of a Prior Approval application for the installation of 1 x openreach broadband cabinet within the public highway.

Location: S/O THE FIRS, HIGH STREET, LLANTRISANT, PONTYCLUN, CF72 8BP

Talbot Green

13/1160/19 Decision Date: 18/12/2013

Proposal: Works to trees - TPO No. 1 - 1980. Removal of 2 Scotts Pine trees.

Location: THE HAZZARDS, 1 FIRBANKS WAY, TALBOT GREEN, PONTYCLUN, CF72 8LB

13/1161/19 Decision Date: 18/12/2013

Proposal: Works to trees - TPO No. 2 1980 Removal of 2 Scotts Pine trees from the boundary

Location: 2 FIRBANKS WAY, TALBOT GREEN, PONTYCLUN, CF72 8LB

13/1162/19 Decision Date: 18/12/2013

Proposal: Works to trees - TPO No. 1 1980 - Removal of a Scotts Pine tree directly on rear boundary

Location: 3 FIRBANKS WAY, TALBOT GREEN, PONTYCLUN, CF72 8LB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between: 07/12/2013 and 03/01/2014
Report for Development Control Planning Committee

Pontyclun

13/1025/10 Decision Date: 20/12/2013

Proposal: Single storey extension

Location: MAENDY FARM, LLANTRISANT ROAD, GROESFAEN, PONTYCLUN, CF72 8NJ

13/1220/19 Decision Date: 18/12/2013

Proposal: Application for tree works subject to a preservation order (TPO) - 30% crown reduction to an Ash Tree.

Location: CARTREF, 8 REDGATE TERRACE, GROESFAEN, PONTYCLUN, CF72 8NN

Llanharry

13/1090/16 Decision Date: 30/12/2013

Proposal: Reserved Matters Application for appearance and landscaping for construction of one detached dwelling (application number 10/0901/13).

Location: SITE R/O FFORD HELYGEN, ELMS FARM, LLANHARRY, CF72 9GJ

13/1181/10 Decision Date: 27/12/2013

Proposal: First floor extension to rear of property

Location: 16 TYLA COCH, LLANHARRY, PONTYCLUN, CF72 9LS

Llanharan

13/1094/10 Decision Date: 18/12/2013

Proposal: Building of a detached garage.

Location: THISTLEDOME, 25 OAKMEAD ROAD, LLANHARAN, PONTYCLUN, CF72 9FB

Total Number of Delegated decisions is 54

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions - Refusals between: 07/12/2013 and 03/01/2014
Report for Development Control Planning Committee

Pentre

13/0542/01 Decision Date: 20/12/2013

Proposal: One internally illuminated sign and two external poster cases.

Location: THE PHOENIX CENTRE RHONDDA COMMUNITY BUSINESS INITIATIVES LTD, CHURCH ROAD, TON PENTRE, PENTRE, CF41 7EF

Reason: 1 As a result of its design, materials and method of illumination, the proposal would introduce an unsympathetic form of advertisement which would be harmful to both the character and appearance of the existing building and the amenity of the wider setting. As such, the scheme fails to preserve or enhance the character of the listed building and, therefore, would be contrary to Policies AW 5, AW6 and AW7 of the Local Development Plan.

Tylorstown

13/1064/10 Decision Date: 20/12/2013

Proposal: Domestic garage.

Location: LAND OPPOSITE 16 & 17 ARFRYN TERRACE, TYLORSTOWN, CF43 3DR.

Reason: 1 The proposed garage, by virtue of its resulting mass, bulk and height would form an unsympathetic addition within the street scene. It would represent a visually incongruous and un-neighbourly form of development which would have a detrimental impact upon the character and appearance of the surrounding area. This is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Tonyrefail East

13/1072/10 Decision Date: 20/12/2013

Proposal: Two storey extension to side & rear.

Location: 60 MANLEY CLOSE, TONYREFAIL, PORTH, CF39 8NS

Reason: 1 The proposed extension resulting from its siting, design and size would have a detrimental impact upon both the character and appearance of the dwelling and on the character and appearance of the surrounding area which is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed extension by virtue of its siting, height and mass would have an overbearing impact and result in an unacceptable level of overlooking on the rear gardens and rear windows of properties in Collenna Road. As such, the extension would have a significant detrimental impact on the level of residential amenity currently enjoyed by the occupiers of those properties. Accordingly, the proposal is contrary to policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions - Refusals between: 07/12/2013 and 03/01/2014
Report for Development Control Planning Committee

Pontyclun

13/1210/10

Decision Date: 19/12/2013

Proposal: Single storey extension to the front and rear of the property.

Location: 71 WINDSOR DRIVE, MISKIN, PONTYCLUN, CF72 8SH

Reason: 1 The proposed extension, resulting from its siting, design and overall visual appearance, would form an unsympathetic addition within the street scene. It would have a detrimental impact upon both the character and appearance of the dwelling and on the character and appearance of the surrounding area which is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 4

Planning Enforcement Activity : December 2013

Cases	Received		19			
	Resolved		26			
	Ongoing		264			
	12 week target (75%)		81%	Within 21	Outside 5	
	Complaint acknowledgement target		91%	Within 10	Outside 1	
	Site visit target		90%	Within 18	Outside 2	
	Priority	1	-			
2		12				
3		7				
Source	AM/MP		-			
	Anonymous		1			
	Councillor		7			
	Internal/Pro-Active		3			
	Public		8			
Type	Advert		1	Listed building/Con Area Consent	-	
	Engineering operations		-	Not in accordance with approved plans / pre-commence conditions	2	
	Change of use		5	Operational development	6	
	Householder		1	Unauthorised Tree Works	-	
	Breach of Condition Notice		4	S215 Untidy land / buildings	-	
Resolution	Remedied		14			
	No breach		6			
	Not expedient		-			
	Referred to Planning Officer		2			
	Planning application		4			
	Notice served	Enforcement		-		
		Breach of Condition		-		
S.215 (untidy land)		-				

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LOCAL GOVERNMENT ACT 1972

as amended by

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

LIST OF BACKGROUND PAPERS

DEVELOPMENT CONTROL COMMITTEE

16 JANUARY 2014

REPORT OF: SERVICE DIRECTOR PLANNING

REPORT

**INFORMATION FOR MEMBERS,
PERTAINING TO ACTION TAKEN
UNDER DELEGATED POWERS**

OFFICER TO CONTACT

**Mr. J. Bailey
(Tel. 01443 425004)**

See Relevant Application File