



PLANNING & DEVELOPMENT COMMITTEE

15 AUGUST 2019

INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN

UNDER DELEGATED POWERS

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 04/07/2019 and 02/08/2019.

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

2. RECOMMENDATION

That Members note the information.

Rhondda Cynon Taf County Borough Council Development Control Enforcement – July 2019

Cases

Received	32
Cases resolved	30 (76%)
Complainant acknowledged	85%
Site visit	97%
Case priority	0 (Priority 1) 15 (Priority 2) 17 (Priority 3)

Source

Anonymous	4
Councillor	5
Internal/pro-active	3
Public	20
AM/MP	0

Type

Advert	0	Breach of condition	3
Engineering operations	2	Listed Building	0
Change of use	9	Not in accordance	3
Householder	12	Operational development	1
TPO	0	Untidy land	2

Resolution

Remedied	9
No breach	18
Not expedient	0
Planning application submitted	1
Notice served	2

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – Delegated Decisions
(July 2019)

EN/17/00248

Location: 63 Tylcha Fach, Tonyrefail
Breach: Garage

Decision: To take enforcement action (to secure the removal of the garage from the land).

Reason: The garage is of an excessive scale and has resulted in an overdevelopment of the domestic garden.

EN/19/00004

Location: Land at Penybryn Street, Gadlys
Breach: Untidy land

Decision: To take enforcement action (to repair the garage and its openings, remove the materials from within the garages and to remove the vegetation and other waste items from within the forecourt area).

Reason: The condition of the land has an adverse affect on the amenity of the area.

APPEALS RECEIVED

APPLICATION NO: 19/0340
APPEAL REF: A/19/3231794
APPLICANT: Mr A Ali
DEVELOPMENT: Change of use from car hire to car sales and valeting service.
LOCATION: ENTERPRISE RENT A CAR, CARDIFF ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5BB
APPEAL RECEIVED: 01/07/2019
APPEAL START DATE: 08/07/2019

APPEALS DECISIONS RECEIVED

APPLICATION NO: 19/0045
APPEAL REF: A/19/3226298
APPLICANT: Mr Esnouf
DEVELOPMENT: Change of use from doctor's surgery to 10 no. bedroom House in Multiple Occupation (HMO) (amended site location plan received 14/02/19).
LOCATION: MISKIN SURGERY, 215 PENRHIWCEIBER ROAD, MOUNTIAN ASH. CF45 3UN
DECIDED: Refused
DECISION: 08/04/2019
APPEAL RECEIVED: 08/04/2019
APPEAL DECIDED: 15/04/2017
APPEAL DECISION: Allowed With Conditions

LOCAL GOVERNMENT ACT 1972

as amended by

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

LIST OF BACKGROUND PAPERS

PLANNING & DEVELOPMENT COMMITTEE

15 AUGUST 2019

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

REPORT

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

OFFICER TO CONTACT

**Mr. J. Bailey
(Tel: 01443 281132)**

See Relevant Application File

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

04/07/2019 and 02/08/2019

Report for Development Control Planning Committee

Hirwaun

19/0473/10 Decision Date: 11/07/2019
Proposal: Change of use - dog grooming business (sui generis) from existing garage.
Location: CYSGOD Y CUDYLL, HOBBS LANE, HIRWAUN, ABERDARE, CF44 9BU

Penywaun

19/0520/09 Decision Date: 08/07/2019
Proposal: Certificate of Lawful Development for proposed conversion of 2 shop units into 1 larger shop unit with internal alterations.
Location: UNIT 7 AND 8, PENYWAUN NEWSAGENTS, PENYWAUN SHOPPING CENTRE, ABERDARE, CF44 9HD

19/0603/10 Decision Date: 19/07/2019
Proposal: Dropped kerb
Location: 2 BLACK HORSE COTTAGES, HIRWAUN ROAD, HIRWAUN, ABERDARE, CF44 9LL

Aberdare West/Llwydcoed

19/0470/15 Decision Date: 15/07/2019
Proposal: Variation of condition 2, to increase ridge height of side extension - approved plan numbers (of planning permission 18/0817/10).
Location: 36 THE RISE, CWMDARE, ABERDARE, CF44 8BJ

19/0515/10 Decision Date: 11/07/2019
Proposal: Raise the roof to enlarge first floor, associated extensions and alterations.
Location: MERRIVALE, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0TW

19/0601/10 Decision Date: 31/07/2019
Proposal: Proposed single storey rear extension.
Location: 35 TUDOR TERRACE, TRECYNON, ABERDARE, CF44 8EB

19/0605/10 Decision Date: 19/07/2019
Proposal: Garage with enclosed roof top patio
Location: 11 LINDEN CRESCENT, CWMDARE, ABERDARE, CF44 8DJ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

04/07/2019 and 02/08/2019

Report for Development Control Planning Committee

Aberdare East

19/0454/10 Decision Date: 11/07/2019
Proposal: Demolition of existing barn/stable and shed and replacement with a new barn/stable. (Amended site layout plan received 11/06/19)
Location: LAND TO THE REAR OF 4 GRAIG PLACE, ABERDARE, CF44 7RE

19/0513/10 Decision Date: 11/07/2019
Proposal: Proposed change of use from existing retail store to hot food takeaway.
Location: 64 CARDIFF STREET, ABERDARE, CF44 7DG

19/0552/10 Decision Date: 29/07/2019
Proposal: Change of use from a A1 to A3, ground floor and residential on first and second floors.
Location: 39-40 COMMERCIAL STREET, ABERDARE, CF44 7RW

19/0628/10 Decision Date: 25/07/2019
Proposal: Replacement shopfront
Location: NATIONWIDE, 60 CARDIFF STREET, ABERDARE, CF44 7DF

19/0629/01 Decision Date: 25/07/2019
Proposal: Replacement of existing signage scheme with new fascia sign, projecting sign and ATM surround panel sign
Location: NATIONWIDE, 60 CARDIFF STREET, ABERDARE, CF44 7DF

Cwmbach

19/0371/10 Decision Date: 11/07/2019
Proposal: Renovations, refurbishment and extension to dwelling
Location: LLETYSHENKIN HOUSE, CEFNPENNAR ROAD, CWMBACH, ABERDARE, CF44 0EW

19/0487/10 Decision Date: 04/07/2019
Proposal: Proposed rear sunroom extension
Location: CHARNWOOD, CWMBACH ROAD, ABER-NANT, ABERDARE, CF44 0PA

19/0544/10 Decision Date: 18/07/2019
Proposal: Proposed first floor rear extension.
Location: 24 CONWAY DRIVE, CWMBACH, ABERDARE, CF44 0LL

Abercynon

19/0543/10 Decision Date: 18/07/2019
Proposal: Proposed timber and block shed
Location: 77 NANT-Y-FEDW, ABERCYNON, MOUNTAIN ASH, CF45 4LS

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

04/07/2019 and 02/08/2019

Report for Development Control Planning Committee

Ynysybwl

18/1185/10 Decision Date: 08/07/2019
Proposal: Decking (retrospective) (amended plans received 18/06/2019)
Location: TWYNFFYNON, CLYDACH ROAD, YNYSYBWL, PONTYPRIDD, CF37 3LX

Pentre

19/0541/10 Decision Date: 01/08/2019
Proposal: Two storey extension to rear.
Location: 2 TON ROW, TON PENTRE, PENTRE, CF41 7AN

19/0579/10 Decision Date: 22/07/2019
Proposal: First floor rear extension.
Location: 10 PARRY STREET, TON PENTRE, PENTRE, CF41 7AQ

Cwm Clydach

19/0318/10 Decision Date: 16/07/2019
Proposal: Extension to existing cafe/bar and kitchen and new open canopy to external seating area
Location: LAKESIDE BUILDINGS, CLYDACH VALE COUNTRY PARK, CLYDACH, TONYPANDY, CF40 2XX

19/0497/15 Decision Date: 18/07/2019
Proposal: Variation of condition 2 - Alteration to roof of planning permission 18/0802.
Location: 8 GLYN TERRACE, CLYDACH, TONYPANDY, CF40 2EG

Tonypandy

19/0488/10 Decision Date: 15/07/2019
Proposal: Replacement of existing shopfront.
Location: GWYNNNS OPTICIANS GROUP LTD, 133-134 DUNRAVEN STREET, TONYPANDY, CF40 1QD

Trealaw

19/0571/10 Decision Date: 24/07/2019
Proposal: Single storey and first floor rear extension & enlargement of existing garage.
Location: 114 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2UG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

04/07/2019 and 02/08/2019

Report for Development Control Planning Committee

Penygraig

19/0539/10 Decision Date: 18/07/2019

Proposal: Garage to the rear of the property.

Location: BRON Y GLYN, VICARAGE ROAD, PENYGRAIG, TONYPANDY, CF40 1HP

Porth

19/0527/10 Decision Date: 18/07/2019

Proposal: Single storey extension.

Location: 4 BRYN TERRACE, PORTH, CF39 9UR

19/0593/10 Decision Date: 29/07/2019

Proposal: Conversion of a former public house into 2 no houses and 2 no flats.

Location: FORMER GATEWAY PUBLIC HOUSE, 180 ABER-RHONDDA ROAD, PORTH, CF39 0LF

Cymmer

19/0542/15 Decision Date: 25/07/2019

Proposal: Variation of condition 8 (Amend the length of road widening from (4.8m x 15 m to 4.8m x 13m) of planning permission ref 17/0862/10 for the construction of three houses.

Location: LAND AT AEL-Y-BRYN, TREHAFOD, PONTYPRIDD

Tylorstown

19/0564/10 Decision Date: 24/07/2019

Proposal: Single domestic garage to the rear.

Location: 38 MIDDLE TERRACE, STANLEYTOWN, FERNDAL, CF43 3ET

Ferndale

19/0002/10 Decision Date: 05/07/2019

Proposal: Proposed garages to Ty Carreg on purchased land opposite entrance to Ty Carreg.

Location: OPPOSITE TY CARREG, RHONDDA ROAD, FERNDAL, CF43 4LR

19/0586/15 Decision Date: 01/08/2019

Proposal: Variation of condition 1, extension of time for a further 5 years of planning permission 14/1371/15.

Location: LAND ADJOINING ERYL, WOODVILLE PLACE, FERNDAL, CF43 4LS

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

04/07/2019 and 02/08/2019

Report for Development Control Planning Committee

Glyncoch

19/0498/10 Decision Date: 04/07/2019

Proposal: Proposed enclosed workshop & additional boundary fencing.

Location: DIAMOND AUTO REPAIRS, FORMER GLYNCOCH SERVICE STATION, YNYSYBWL, PONTYPRIDD, CF37 3BL

Trallwn

19/0545/10 Decision Date: 18/07/2019

Proposal: Raised walkway/balcony leading to decking.

Location: WESLEY MANSE, HOLLY LANE, PONTYPRIDD, CF37 4DE

Rhondda

19/0594/10 Decision Date: 30/07/2019

Proposal: Proposed parking area and store rooms.

Location: 1 MAESYCOED ROAD, PONTYPRIDD, CF37 1HZ

19/0604/10 Decision Date: 08/07/2019

Proposal: Proposed single storey extension.

Location: 7 CROCKETTS PLACE, TELELKEBIR ROAD, HOPKINSTOWN, PONTYPRIDD, CF37 2RB

19/0631/15 Decision Date: 22/07/2019

Proposal: Vary condition 1 of planning permission ref. 15/0509/13 to extend consent for a further 5 years (amended description received 27/06/19)

Location: PLOT 9, DANYLAN ROAD, MAESYCOED, PONTYPRIDD, CF37 1ES

Graig

19/0536/10 Decision Date: 08/07/2019

Proposal: Proposed first floor rear extension.

Location: 10 TONYREFAIL ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PZ

Treforest

19/0587/10 Decision Date: 18/07/2019

Proposal: Construction of a balcony above existing conservatory.

Location: ALLENDALE BUNGALOW, REAR OF MAES-Y-FELIN, DAN-Y-BRYN ROAD, TREFOREST, PONTYPRIDD, CF37 1RZ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

04/07/2019 and 02/08/2019

Report for Development Control Planning Committee

Hawthorn

19/0533/10 Decision Date: 16/07/2019

Proposal: Proposed bay window extension.

Location: MAES YR HAF, CARDIFF ROAD, HAWTHORN, PONTYPRIDD, CF37 5AW

19/0559/10 Decision Date: 19/07/2019

Proposal: Installation of perimeter fencing and gate.

Location: MAIN AVENUE D8.3, TREForest INDUSTRIAL ESTATE, TREForest, PONTYPRIDD, CF37 5UR

19/0566/01 Decision Date: 22/07/2019

Proposal: Company logos, trade counter sign and company icons to be displayed.

Location: MAIN AVENUE D8.3 TREForest INDUSTRIAL ESTATE, TREForest, PONTYPRIDD, CF37 5UR

Ffynon Taf

19/0504/10 Decision Date: 16/07/2019

Proposal: Proposed detached garage.

Location: 16 RHYD-YR-HELYG, NANTGARW, CF15 7SX

Llantwit Fardre

19/0573/10 Decision Date: 11/07/2019

Proposal: Construction of Garage.

Location: 19 HEOL BRYN GLAS, LLANTWIT FARDRE, PONTYPRIDD, CF38 2DJ

19/0595/10 Decision Date: 31/07/2019

Proposal: Demolition of existing extension, replace with a single storey extension to the rear, extension to existing garage and extension of existing dropped kerb

Location: KENILWORTH, 25 HEOL DOWLAIS, EFAIL ISAF, PONTYPRIDD, CF38 1BB

19/0609/10 Decision Date: 31/07/2019

Proposal: Demolition of single storey rear extension, construction of two storey rear extension & loft conversion.

Location: 49 FFORDD-Y-CAPEL, EFAIL ISAF, PONTYPRIDD, CF38 1AP

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

04/07/2019 and 02/08/2019

Report for Development Control Planning Committee

Church Village

19/0197/10 Decision Date: 08/07/2019

Proposal: Convert garage into a habitable room.

Location: 10 HEOL BRYNMOR JOHN, CHURCH VILLAGE, PONTYPRIDD, CF38 1UH

19/0403/10 Decision Date: 05/07/2019

Proposal: Rear first floor extension and front porch extension (amended plans received 30/05/2019)

Location: 1 MAES-YR-EGLWYS, CHURCH VILLAGE, PONTYPRIDD, CF38 1EJ

19/0619/10 Decision Date: 30/07/2019

Proposal: Detached workshop, store and playroom in rear garden (amended plans received 26/06/2019)

Location: 50 THE PADDOCKS, CHURCH VILLAGE, PONTYPRIDD, CF38 1TL

Tonteg

19/0447/10 Decision Date: 10/07/2019

Proposal: Proposed single storey extension.

Location: 26 BRIAR WAY, TONTEG, PONTYPRIDD, CF38 1NR

19/0483/10 Decision Date: 08/07/2019

Proposal: Two storey side extension and rear first floor extension (amended plans received 11/06/2019)

Location: 3 BROOMFIELD CLOSE, TONTEG, PONTYPRIDD, CF38 1NU

19/0518/01 Decision Date: 11/07/2019

Proposal: Integral illumination and screen to ATM fascia, internally illuminated Free Cash Withdrawals sign above ATM, illumination to the surround.

Location: UNIT 1 SPAR, SHOPPING PRECINCT, CARDIGAN CLOSE, TONTEG, PONTYPRIDD, CF38 1LD

19/0611/10 Decision Date: 29/07/2019

Proposal: Demolition of garage and single storey side/rear extension. Erection of 2 storey extension to side and single storey to rear.

Location: BROOKFIELD, 45 CHURCH ROAD, TONTEG, PONTYPRIDD, CF38 1EG

19/0727/09 Decision Date: 30/07/2019

Proposal: Certificate of lawful development for a proposed single storey side extension & single storey rear extension.

Location: 97 FFORDD GERDINAN, TONTEG, PONTYPRIDD, CF38 1ES

Gilfach Goch

19/0222/10 Decision Date: 02/08/2019

Proposal: Construction of 3 no. dwellings and access road (affecting Public Right of Way ANT 23/1 Amended location plan and layout received 5th July 2019).

Location: LAND ADJACENT TO BAKERSVILLE, MOUNT PLEASANT ROAD, GILFACH GOCH, CF39 8SG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

04/07/2019 and 02/08/2019

Report for Development Control Planning Committee

Tonyrefail West

19/0561/10 Decision Date: 30/07/2019
Proposal: Dropped kerb and removal of bollard on pavement.
Location: 119 EDMONDSTOWN ROAD, EDMONDSTOWN, TONYPANDY, CF40 1NP

Tonyrefail East

18/1152/10 Decision Date: 15/07/2019
Proposal: Raised decking to rear of property (Retrospective), Amended Plans Received 24/05/19.
Location: 37 HIGHFIELDS, TONYREFAIL, PORTH, CF39 8GB

19/0511/10 Decision Date: 10/07/2019
Proposal: Change of use from A1 to mixed use. Retail area at front, to the rear separate consulting rooms.
Location: 5 WAUNRHYDD ROAD, TONYREFAIL, PORTH, CF39 8EN

Beddau

19/0608/10 Decision Date: 01/08/2019
Proposal: Single storey extension to front, side and rear, alterations to the drive. (resubmission) (Amended Plans Received 16/07/19)
Location: 17 CLOS GWYNEDD, BEDDAU, PONTYPRIDD, CF38 2SU

Ty'n y Nant

19/0553/10 Decision Date: 19/07/2019
Proposal: Add a second storey extension onto the existing single storey structure.
Location: CWM WELFARE FC, TYNANT ROAD, BEDDAU, PONTYPRIDD, CF38 2DA

Town (Llantrisant)

19/0268/10 Decision Date: 18/07/2019
Proposal: Demolition of existing bungalow and construction of two storey detached dwelling.
Location: PREN CELYN (FORMELY BEGGARS ROOST), ERW HIR, LLANTRISANT, PONTYCLUN, CF72 8BY

19/0411/09 Decision Date: 15/07/2019
Proposal: Retention of conservatory to the rear.
Location: 21 SUMMERFIELD DRIVE, LLANTRISANT, PONTYCLUN, CF72 8QF

19/0582/10 Decision Date: 01/08/2019
Proposal: Proposed granny annexe following garage conversion/extension
Location: 18 MAES CEFN MABLEY, LLANTRISANT, PONTYCLUN, CF72 8GA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

04/07/2019 and 02/08/2019

Report for Development Control Planning Committee

Talbot Green

19/0576/10 Decision Date: 24/07/2019
Proposal: Installation of two windows to shopfront.(Amended Plans Received 03/07/19)
Location: UNIT 6 NEXT RETAIL LTD, NEWPARK DISTRICT SHOPPING CENTRE, TALBOT GREEN,
PONTYCLUN, CF72 8SY

Pontyclun

19/0373/10 Decision Date: 24/07/2019
Proposal: Single storey extension and decking
Location: 2 TYLER HENDY, MISKIN, PONTYCLUN, CF72 8QU

19/0509/10 Decision Date: 18/07/2019
Proposal: Garage conversion.
Location: 4 SYCAMORE CLOSE, MISKIN, PONTYCLUN, CF72 8ST

19/0521/10 Decision Date: 08/07/2019
Proposal: Erection of ground floor rear/side extension following demolition of existing conservatory
Location: 7 ST ANNES COURT, TALYGARN, PONTYCLUN, CF72 9HH

Llanharry

19/0492/10 Decision Date: 08/07/2019
Proposal: Two storey extension to side and single storey extension to rear.
Location: 47 TYLACOCK, LLANHARRY, PONTYCLUN, CF72 9LT

Llanharan

19/0524/10 Decision Date: 18/07/2019
Proposal: Two storey extension to rear, porch to front and detached garage.
Location: 19 ROBERT STREET, LLANHARAN, PONTYCLUN, CF72 9RG

19/0540/10 Decision Date: 18/07/2019
Proposal: Ground floor extension.
Location: 7 GLAN-YR-ELY, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 8LJ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

04/07/2019 and 02/08/2019

Report for Development Control Planning Committee

Brynna

19/0505/15 Decision Date: 19/07/2019
Proposal: Variation of condition 11 to extend the hours of operation (previous planning application 15/0733/10).
Location: SPAR, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RP

19/0506/10 Decision Date: 08/07/2019
Proposal: First floor side extension and conversion of garage to habitable room.
Location: 24 FFORDD-Y-DOLAU, LLANHARAN, PONTYCLUN, CF72 9FT

19/0551/10 Decision Date: 30/07/2019
Proposal: Roof enlargement incorporating front and rear dormers and increase in ridge height.
Location: 8 LONYDD GLAS, LLANHARAN, PONTYCLUN, CF72 9FZ

Total Number of Delegated decisions is 71

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 04/07/2019 and 02/08/2019

Report for Development Control Planning Committee

Penygraig

19/0558/10 Decision Date: 19/07/2019

Proposal: Conversion of a lower ground floor area into a bed-sit flat.

Location: POST OFFICE, BROOK STREET, WILLIAMSTOWN, TONYPANDY, CF40 1PT

Reason: 1 The proposal would result in the creation of small, cramped, substandard living accommodation due to the lack of natural daylight and ventilation, with a poor outlook, and sub-standard primary access. As such, the scheme is considered contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance: Development of Flats – Conversions and New Build.

Tonyrefail East

19/0226/10 Decision Date: 04/07/2019

Proposal: Demolition of existing garage and conservatory and construction of a two storey extension.

Location: 33 CELYN ISAF, TONYREFAIL, PORTH, CF39 8AN

Reason: 1 The proposed extension, by virtue of its excessive size and location, would represent a visually incongruous and un-neighbourly form of development which would have a detrimental impact on both the character and appearance of the surrounding area and the residential amenity of surrounding properties. This is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Supplementary Planning Guidance (SPG): A Design Guide for Householder Development.

Pontyclun

19/0535/10 Decision Date: 17/07/2019

Proposal: Detached Garage (Resubmission 19/0269/10).

Location: 5 PARK LANE, GROES-FAEN, PONTYCLUN, CF72 8PB

Reason: 1 The proposal by virtue of its siting and scale would introduce an incongruous and dominant development which would be out of keeping with the character and appearance of the surrounding locality. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Supplementary Planning Guidance (SPG): A Design Guide for Householder Development.
