

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2017-2018:

**DEVELOPMENT CONTROL
COMMITTEE
20 JULY 2017**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	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 12/06/2017 and 30/06/2017.

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.

APPEALS RECEIVED
(Committee 20/07/2017)

APPLICATION NO: 16/1092/10
APPEAL REF: A/17/3178148
APPLICANT: Mr M Agostini
DEVELOPMENT: No building works to be carried out. Change of existing access to driveway and back, as current access is dangerous.
LOCATION: ADDERLEA, 1 LLE HYFRYD, LLWYDCOED, ABERDARE, CF44 0UN
APPEAL RECEIVED: 16/06/2017
APPEAL START DATE: [20/06/2017](#)

APPLICATION NO: 17/0068/10
APPEAL REF: A/17/3178425
APPLICANT: Mr Nathan Morley
DEVELOPMENT: FFERM TY NEWYDD, RHIGOS ROAD, TREHERBERT, CF42 5PH
LOCATION: One 8 x12 - Timber shed - Equipment, One 8 x12 - Timber shed - Feed Store, One 8 x 20 - Timber shed - Grounds Office, One fire Break/Track.
APPEAL RECEIVED: 21/06/2017
APPEAL START DATE: [28/06/2017](#)

APPEALS DECISIONS RECEIVED

APPLICATION NO: 17/0237/10
APPEAL REF: D/17/3174359
APPLICANT: Mr Robert Rees
DEVELOPMENT: First Floor Extension.
LOCATION: 4 ASH STREET, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8UE
DECIDED: Refused
DECISION: 24/04/2017
APPEAL RECEIVED: 25/04/2016
APPEAL DECIDED: 22/06/2017
APPEAL DECISION: Allowed with Conditions

Rhondda Cynon Taf County Borough Council Development Control Enforcement – June 2017

Cases

Received	48
Cases investigated	29 (96%)
Cases resolved	21 (43%)
Complainant acknowledged	90%
Site visit	90%
Case priority	0 (Priority 1) 23 (Priority 2) 25 (Priority 3)

Source

Anonymous	8
Councillor	13
Internal/pro-active	0
Public	27
AM/MP	0

Type

Advert	1	Breach of condition	3
Engineering operations	4	TPO	0
Change of use	6	Not in accordance	2
Householder	19	Operational development	9
Listed Building	0	Untidy land	4

Resolution

Remedied	9
No breach	21
Not expedient	2
Planning application submitted	12
Notice served	0

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – Delegated decisions
(June 2017)

EN/17/00124

Location: 2 Pinewood Drive, Trealaw, CF40 2PY

Breach: Outbuilding

Decision: Not expedient

Reason: Given that the building has been completed to a high standard, is sympathetic to its environment and is barely visible from the main highway it is considered inappropriate to take enforcement action

EN/16/00227

Location: Min Y Nant, Victoria Street, Ystrad, Pentre, CF41 7RJ

Breach: Boundary fence over 2 metres

Decision: Not expedient

Reason: Limited visual effect with minimal impact on residential amenity and privacy of the neighbouring properties

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

20 JULY 2017

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

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 12/06/2017 and 30/06/2017

Report for Development Control Planning Committee

Hirwaun

17/0535/15

Decision Date: 30/06/2017

Proposal:

Variation of Condition 5 of planning application 16/0771/10 - other than newspapers, the delivery of goods to the convenience store shall only take place between 7:00am to 7:00pm Mondays to Saturdays and between

Location:

FORMER HIRWAUN NURSERY SCHOOL, BRECON ROAD, HIRWAUN, CF44 9NN

Aberdare East

17/0549/01

Decision Date: 21/06/2017

Proposal:

Advertisement consent for 1no. non-illuminated fascia sign.

Location:

10 VICTORIA SQUARE, ABERDARE, CF44 7LA

Cwmbach

17/0544/01

Decision Date: 14/06/2017

Proposal:

Proposed advertisement signage to include 1 X Internally Illuminated Co-Op Projector, 1 X Internally Illuminated Co-Op Logo, 2 X Non Illuminated Sets Of Acrylic Text, 1 X Internally Illuminated 3.5M Totem, 10 X

Location:

CWMBACH CO-OP, CANAL ROAD, ABERDARE, CF44 0PN

Mountain Ash East

17/0473/10

Decision Date: 20/06/2017

Proposal:

Single storey extension and internal alterations.

Location:

2 ALLEN STREET, MOUNTAIN ASH, CF45 4BD

Aberaman South

17/0409/10

Decision Date: 23/06/2017

Proposal:

Change of use from residential to hair and beauty salon.

Location:

50 JOHN STREET, ABERCWMOI, ABERDARE, CF44 6BL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 12/06/2017 and 30/06/2017

Report for Development Control Planning Committee

Treherbert

17/0509/10 Decision Date: 14/06/2017

Proposal: Second storey rear extension.

Location: 93 BROOK STREET, BLAENRHONDDA, TREORCHY, CF42 5SF

Treorchy

17/0255/10 Decision Date: 13/06/2017

Proposal: Proposed demolition of existing prefabricated garage & rebuilding in permanent materials.

Location: GARAGE AND LAND AT REAR OF NO9 YNYSWEN ROAD, TREORCHY

17/0491/10 Decision Date: 12/06/2017

Proposal: Demolition and re-build of existing garage

Location: 33 WINDSOR STREET, TREORCHY, CF42 6DG

17/0556/10 Decision Date: 26/06/2017

Proposal: New shopfront.

Location: MANNINGS MENSWEAR, 122 BUTE STREET, TREORCHY, CF42 6AY

17/0576/01 Decision Date: 29/06/2017

Proposal: Non-Illuminated Fascia and Projecting Sign.

Location: MANNINGS MENSWEAR, 122 BUTE STREET, TREORCHY, CF42 6AY

Ystrad

17/0529/10 Decision Date: 13/06/2017

Proposal: First floor full width extension to form a bedroom.

Location: 3 BROOK STREET, YSTRAD, RCT, CF41 7RB

Llwynypia

16/1260/10 Decision Date: 28/06/2017

Proposal: Demolition of small garage and building of new garage with car port for off street parking.

Location: 4 SHERWOOD STREET, LLWYN-Y-PIA, TONYPANDY, CF40 2TB

17/0577/10 Decision Date: 19/06/2017

Proposal: First floor rear bedroom and bathroom extension, above existing ground floor kitchen.

Location: 4 BRYN IVOR STREET, LLWYN-Y-PIA, TONYPANDY, CF40 2TL

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 12/06/2017 and 30/06/2017

Report for Development Control Planning Committee

Cwm Clydach

17/0512/10 Decision Date: 12/06/2017
Proposal: Proposed demolition of existing garden shed and constructing a new shed in permanent materials.
Location: 2 EAST STREET, CLYDACH, TONYPANDY, CF40 2RU

Tonypandy

17/0475/10 Decision Date: 13/06/2017
Proposal: Rear extension.
Location: 47 KENRY STREET, TONYPANDY, CF40 1DE

17/0595/01 Decision Date: 29/06/2017
Proposal: Advertisement consent for 1no. internally illuminated fascia sign and 1no. internally illuminated projecting sign
Location: 30 DUNRAVEN STREET, TONYPANDY, CF40 1AL

Trealaw

17/0228/10 Decision Date: 14/06/2017
Proposal: Dropped kerb for access to hard stand.
Location: 82 MISKIN ROAD, TREALAW, TONYPANDY, CF40 2QW

Penygraig

17/0557/10 Decision Date: 29/06/2017
Proposal: Proposed first floor rear extension and modifications.
Location: 4 CRAWSHAY ROAD, PENYGRAIG, TONYPANDY, CF40 1TD

Porth

16/1169/12 Decision Date: 23/06/2017
Proposal: Change of use from Library to A3 use ground floor and 2 apartments above. Insertion of mezzanine and internal upgrade and refurbishment works, insertion of windows to side and rear elevations (Listed Building)
Location: RHONDDA CYNON TAF CBC PORTH LIBRARY, 47 PONTYPRIDD ROAD, PORTH, CF39 9PG

16/1268/10 Decision Date: 23/06/2017
Proposal: Change of use from library to A3 use ground floor and 2 apartments above. Insertion of mezzanine and internal upgrade and refurbishment works, insertion of windows to side and rear elevations.
Location: RHONDDA CYNON TAF CBC PORTH LIBRARY, 47 PONTYPRIDD ROAD, PORTH, CF39 9PG

17/0628/10 Decision Date: 30/06/2017
Proposal: Ground floor full width extension to form a sun-lounge.
Location: TY AUR, VAYNOR STREET, PORTH, CF39 0DA

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 12/06/2017 and 30/06/2017

Report for Development Control Planning Committee

Cymmer

17/0431/10

Decision Date: 15/06/2017

Proposal:

Planning Application for landscape improvements including public art, landforms, seating/benches, new and widened paths and boundary walls on land at the Waun Wen Centre, Trebanog

Location:

WAUN WEN CENTRE, UPPER TREBANOG, PLAYGROUND, RHIWGARN ROAD, TREBANOG, PORTH, CF39 9EW

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 12/06/2017 and 30/06/2017

Report for Development Control Planning Committee

Cilfynydd

17/0267/10 Decision Date: 14/06/2017
Proposal: Retention of stable block to rear of 8 Brynderwen, Cilfynydd (Amended red-line boundary plans received 19/04/17).
Location: LAND AT REAR OF 8 BRYNDERWEN, CILFYNYDD, PONTYPRIDD, CF37 4EX

Town (Pontypridd)

17/0441/10 Decision Date: 14/06/2017
Proposal: Proposed single garage with vehicular crossover. (Amended plan received 23/05/2017 showing 450mm set back as requested by Highways)
Location: 1 HEATH TERRACE, PONTYPRIDD, CF37 2LE

17/0508/10 Decision Date: 22/06/2017
Proposal: Construction of raised decking and glazed balusters at rear of property (re-submission)
Location: 56 HILLSIDE VIEW, PONTYPRIDD, CF37 2LG

17/0596/01 Decision Date: 27/06/2017
Proposal: Advertisement consent for 1no. fascia sign, 1no. internally illuminated fascia sign and 1no. internally illuminated projecting sign.
Location: 93-94 TAFF STREET, PONTYPRIDD, CF37 4SL

Graig

16/0773/10 Decision Date: 12/06/2017
Proposal: Subdivide existing dwelling into two independent dwellings including two-storey extensions to the rear both properties (Coal Mining Risk Assessment received 02/05/17).
Location: 19 GRAIG TERRACE, GRAIG, PONTYPRIDD, CF37 1NH

Treforest

17/0466/08 Decision Date: 19/06/2017
Proposal: Change of material use from caretaker residence to create new Accessible reception to include administrative office and "safe store" records facilities
Location: GLYNTAFF CREMATORIUM, CEMETERY ROAD, GLYNTAFF, PONTYPRIDD, CF37 4BE

Llantwit Fardre

17/0449/10 Decision Date: 15/06/2017
Proposal: Proposed hardstand and footpath crossing at front of dwelling.
Location: 31 HEOL DOWLAIS, EFAIL ISAF, PONTYPRIDD, CF38 1BB

17/0533/10 Decision Date: 22/06/2017
Proposal: Lower ground floor extension of existing garage/workshop to create ancillary annex accommodation. (Description change agreed by agent 26/5/17)
Location: CWM MILL, HEOL FFRWD PHILIP, EFAIL ISAF, PONTYPRIDD, CF38 1AT

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 12/06/2017 and 30/06/2017

Report for Development Control Planning Committee

Church Village

17/0162/10 Decision Date: 15/06/2017
Proposal: Retention of garden shed to the side of the property.

Location: 1 HEOL-Y-FRO, CHURCH VILLAGE, PONTYPRIDD, CF38 1UD

17/0503/10 Decision Date: 13/06/2017
Proposal: Addition of French doors and Juliet balcony to side elevation

Location: 12 WAKELIN CLOSE, CHURCH VILLAGE, PONTYPRIDD, CF38 1GA

Tonteg

17/0427/10 Decision Date: 22/06/2017
Proposal: Change of use of former Caretakers dwelling (C3) to provide additional educational facility (D1) for Ysgol Ty Coch.

Location: SCHOOL HOUSES, 1 YSGOL TY COCH, LANSDALE DRIVE, TONTEG, PONTYPRIDD, CF38 1PG

Gilfach Goch

17/0550/09 Decision Date: 19/06/2017
Proposal: Certificate of lawful development for the proposed installation of solar panels on roof.

Location: ENSINGER GROUP LTD, PARK ERIN, GILFACH GOCH, PORTH, CF39 8JQ

17/0606/10 Decision Date: 29/06/2017
Proposal: First floor extension (re-submission).

Location: 4 ASH STREET, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8UE

Tonyrefail East

17/0484/10 Decision Date: 12/06/2017
Proposal: Single storey extension

Location: 43 CELYN ISAF, TONYREFAIL, PORTH, CF39 8AN

Beddau

17/0617/09 Decision Date: 22/06/2017
Proposal: Rebuild side and rear extension.

Location: 6 HEOL-Y-BEDDAU, BEDDAU, PONTYPRIDD, CF38 2AG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 12/06/2017 and 30/06/2017

Report for Development Control Planning Committee

Town (Llantrisant)

17/0459/10

Decision Date: 14/06/2017

Proposal: The construction of a balcony on the front elevation of the property.

Location: TY'R ARTH, ERW HIR, LLANTRISANT, PONTYCLUN, CF72 8BY

Talbot Green

17/0256/01

Decision Date: 22/06/2017

Proposal: Signage for parking management on clients private car park, been in place for 10 plus years simply updating due to regulation changes. (Amended sign details and location received 10/05/17).

Location: SURFACE CARPARK LOCATED IN FRONT OF 1 - 20 ELY VALLEY ROAD CARPARK, ELY VALLEY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8PL

17/0506/09

Decision Date: 13/06/2017

Proposal: Proposed conversion of existing garage to utility room and bin storage.

Location: 26 DAN-Y-GRAIG HEIGHTS, LLANTRISANT, PONTYCLUN, CF72 8FD

17/0551/01

Decision Date: 27/06/2017

Proposal: 1 no. externally illuminated fascia sign and 1 no. internally illuminated projected sign.

Location: NICHOLAS MICHAEL ESTATE AGENTS, JEVAS HOUSE, 38 TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AF

17/0600/10

Decision Date: 27/06/2017

Proposal: Two storey rear & side extensions, ground floor side extension & front porch

Location: WESTWINDS, ELY VALLEY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AP

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 12/06/2017 and 30/06/2017

Report for Development Control Planning Committee

Pontyclun

17/0497/10 Decision Date: 13/06/2017
Proposal: Single storey bathroom and utility room extension to rear of dwelling.
Location: 29 HEOL MISKIN, PONTYCLUN, CF72 9AJ

17/0517/10 Decision Date: 27/06/2017
Proposal: Ground floor side extension for disabled shower/toilet.
Location: 29 HEOL-YR-ORSAF, PONTYCLUN, CF72 9TY

17/0519/10 Decision Date: 13/06/2017
Proposal: Front first floor extension for bedroom, rear first floor extension for bathroom and bedroom.
Location: 9 CLUN AVENUE, PONTYCLUN, CF72 9AG

17/0526/10 Decision Date: 13/06/2017
Proposal: Extension to side of the house.
Location: 8 BRYN CREIGIAU, GROES-FAEN, PONTYCLUN, CF72 8RT

17/0563/10 Decision Date: 19/06/2017
Proposal: Proposed single storey rear kitchen extension.
Location: HAFAN, LLANTRISANT ROAD, GROES-FAEN, PONTYCLUN, CF72 8NQ

17/0620/09 Decision Date: 19/06/2017
Proposal: Certificate of lawful development for a proposed single storey extension to rear with lantern style roof.
Location: 31 PANT Y DDERWEN, TALBOT GREEN, PONTYCLUN, CF72 8LY

Llanharan

17/0486/10 Decision Date: 13/06/2017
Proposal: Proposed single storey extension to side.
Location: 58 FFORDD-Y-DOLAU, LLANHARAN, PONTYCLUN, CF72 9FT

17/0608/10 Decision Date: 29/06/2017
Proposal: Proposed first floor side extension with front dormer and vehicular crossover to front of property.
Location: 29 TERRY'S WAY, LLANHARAN, PONTYCLUN, CF72 9UJ

Total Number of Delegated decisions is 50

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 12/06/2017 and 30/06/2017

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

16/1349/10 Decision Date: 23/06/2017

Proposal: Erection of house extensions, summerhouses & timber decks (amended plans and arboricultural report received 28/04/17)

Location: MAESYCOED, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0UW

Reason: 1 In terms of design, appearance and impact on neighbouring occupiers, the majority of the proposed development would be considered satisfactory, both in terms of the extension work to the house and the various garden structures.

However, by virtue of its peculiar roof design, the proposed porch would represent an incongruous addition to the principal elevation of the house and would detract from both the house and its immediate setting. The development would therefore be contrary to Policies AW5 and AW6 of the Rhondda Local Development Plan and the Council's adopted SPG for Householder Design Guidance.

17/0490/31 Decision Date: 19/06/2017

Proposal: The installation of a 15.0m monopole supporting 3 No. antennas, 2 No. dishes, ground based equipment cabinets and ancillary developments thereto.

Location: LAND AT HIRWAUN ROAD (WEST OF JUNCTION WITH BRONIESTYN TERRACE) TRECYNON

Reason: 1 The proposal represents the upgrading of an existing telecommunications base station to support the operational needs of a telecommunication operator. However, on account of its relationship with existing residential properties, the impact on residential amenity, proximity to Aberdare Park, impact on the street scene and skyline, the development is considered not to be acceptable in respect of its siting and appearance.

Ynysybwl

17/0523/10 Decision Date: 22/06/2017

Proposal: First floor extension to house a bedroom above existing garage.

Location: 24 HAFAN HEULOG, YNYSYBWL, PONTYPRIDD, CF37 3JJ

Reason: 1 By virtue of its design, layout and external finish, the proposed extension would neither comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan, nor the Council's Supplementary Planning Guidance for Householder Development.

In addition the development would reduce the existing adequate provision for off-street parking, as determined by the Council's Supplementary Planning Guidance for Access, Circulation and Parking Requirements, causing parked vehicles to be displaced to the highway. This would be to the detriment of safety for all highway users and the free flow of traffic, and therefore also contrary to Policy AW5 of the Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 12/06/2017 and 30/06/2017

Report for Development Control Planning Committee

Treorchy

17/0307/10 Decision Date: 13/06/2017

Proposal: Replace demolished garage and former dairy building with a new garage.

Location: 117 PARK ROAD, CWMPARC, TREORCHY, CF42 6LB

Reason: 1 The proposed garage, by virtue of its excessive length and height, 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 neighbours. The development is therefore considered to be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Pentre

17/0444/10 Decision Date: 12/06/2017

Proposal: Two storey garage/storage.

Location: 67 TREHARNE STREET, PENTRE, CF41 7HY

Reason: 1 The proposed garage/store building, by virtue of its scale and mass, would fail to respect the existing pattern of development in the locality and would form an unsympathetic, overly dominant and discordant feature that would be detrimental to the residential amenity of neighbouring properties and the visual amenity of the area contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance (SPG) relating to Householder Development.

Graig

17/0513/30 Decision Date: 28/06/2017

Proposal: Proposed road, hardcore and blended with stone dust. Supplementary Information received 30/05/17.

Location: PENBWCH UCHAF FARM, PENYCOEDCAE, PONTYPRIDD, CF37 1QA

Reason: 1 On the basis of the information submitted, it has been determined that in respect of Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) the applicator fails to qualify as permitted development, since the applicant has failed to justify that the extension of the track is reasonably necessary for the purposes of agriculture on the unit. Consequently full planning permission for the proposal will be required.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 12/06/2017 and 30/06/2017

Report for Development Control Planning Committee

Llantwit Fardre

17/0034/10 Decision Date: 19/06/2017

Proposal: 1) Alteration to garage roof, extension of parking area and garden room under as authorised by Planning Permission 08/0932/10. 2) Modifications made to permitted works during construction. 3) Garage to be constructed over parking area 4) Roof structure extended over storage area

Location: 14 BRYN TERRACE, LLANTRISANT ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2ER

Reason: 1 The proposed garage, by virtue of its excessive length and height, 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 Supplementary Planning Guidance (SPG) relating to Householder Development.

Tonyrefail West

17/0320/10 Decision Date: 15/06/2017

Proposal: To demolish existing garage and extend concrete base for log cabin to be installed in rear garden.

Location: 37 FRANCIS STREET, THOMASTOWN, TONYREFAIL, PORTH, CF39 8DS

Reason: 1 The proposed log cabin building would fail to respect the existing pattern of development in the locality and would form a substandard unit of residential accommodation, lacking in acceptable levels of amenity space, safe and secure access and parking provision that would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

The rear lane is sub-standard in terms of geometry, highway drainage, street lighting, structural integrity and provision of segregated footway facilities to serve as a primary means of access to the proposed log cabin annexe.

The lack of off-street parking provision for the proposed log cabin annexe will result in additional on-street parking demand to the detriment of highway safety and the free flow of traffic

The proposed parking area to the side of the property will result in vehicles overhanging the public footway to the detriment of highway safety and the free flow of traffic.

There is insufficient information submitted with regard to the number of bedrooms of the existing dwelling and proposed log cabin annexe to enable an assessment of the developments off-street parking requirement to be undertaken.

Total Number of Delegated decisions is 8