

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2017-2018:

**PLANNING & DEVELOPMENT
COMMITTEE
7 DECEMBER 2017**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 8
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 06/11/2017 and 24/11/2017.

Planning and Enforcement Appeals Decisions Received.
Delegated Decisions Approvals and Refusals with reasons.
No Overview of Enforcement Cases for this Committee.
No Enforcement Delegated Decisions for this Committee.

2. RECOMMENDATION

That Members note the information.

APPEAL DECISIONS RECEIVED
(07/12/2017)

APPLICATION NO: 16/0722
APPEAL REF: A/17/3177004
APPLICANT: Mr R Geraghty
DEVELOPMENT: Construction of 2 detached dwellings (re-submission).
LOCATION: LAND KNOWN AS LLWYNCELYN, BRITANNIA, PORTH,
CF39 9LT
DECIDED: 09/12/2016
DECISION: Refused
APPEAL RECEIVED: 01/06/2016
APPEAL DECIDED: 08/11/2017
APPEAL DECISION: Dismissed

APPLICATION NO: 16/1174
APPEAL REF: A/17/3178037
APPLICANT: Mr Peter Morgan
DEVELOPMENT: Erection of a 4/5 bedroom detached dwelling (amended
description 28/02/17).
LOCATION: REAR/SIDE OF CLIFTON HOUSE, STATION ROAD,
TREALAW, TONYPANDY, CF40 2PJ
DECIDED: 21/04/2017
DECISION: Refused
APPEAL RECEIVED: 15/06/2017
APPEAL DECIDED: 23/11/2017
APPEAL DECISION: Dismissed

APPLICATION NO: 17/0038
APPEAL REF: A/17/3181494
APPLICANT: Rocket Capital
DEVELOPMENT: Change of Use to Use Class C4 for HMO.
LOCATION: 67A WOOD ROAD, TREFOREST, PONTYPRIDD, CF37
1RH
DECIDED: 20/03/2017
DECISION: Refused
APPEAL RECEIVED: 03/08/2017
APPEAL DECIDED: 20/11/2017
APPEAL DECISION: Allowed with Conditions
(Incorrect details provided on 16/11/2017)

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

7 DECEMBER 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 494758)**

See Relevant Application File

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 06/11/2017 and 24/11/2017

Report for Development Control Planning Committee

Hirwaun

17/0666/10 Decision Date: 08/11/2017
Proposal: Conversion of former chapel into residential dwelling.

Location: MOUNT PLEASANT CHAPEL, HARRIS STREET, HIRWAUN, ABERDARE

17/1024/10 Decision Date: 22/11/2017
Proposal: Proposed demolition of a garden shed and construction of new out-building to provide a dog grooming parlour.

Location: 48 CAE FELIN PARC, HIRWAUN, ABERDARE, CF44 9QG

17/1025/15 Decision Date: 14/11/2017
Proposal: Variation of condition 2 (approved plans) and removal of condition 9 (pedestrian footway/vehicular crossing) of previously approved planning application 16/1280/10.

Location: 1A STATION ROAD, HIRWAUN, ABERDARE, CF44 9ST

Aberdare East

17/0471/10 Decision Date: 08/11/2017
Proposal: Erection of 1.82m fence on top of existing 1.1m boundary wall.

Location: THE RETREAT, GRAIG PLACE, ABERDARE, CF44 7RE

Cwmbach

17/0520/10 Decision Date: 07/11/2017
Proposal: Detached dormer bungalow and garage. (Revised Layout/Access Plans received 19th October 2017).

Location: PLOT 1, LAND ADJOINING LONGWAITE, WELL PLACE, CWMBACH, ABERDARE, CF44 0PD

17/0917/10 Decision Date: 07/11/2017
Proposal: Alterations and extension to existing conservatory and utility room.

Location: GLENWOOD, CWMBACH ROAD, ABERDARE, CF44 0PA

17/0928/10 Decision Date: 08/11/2017
Proposal: Vehicle crossing and hard standing to the front of property (retrospective)

Location: 42 MAESHYFRYD, CWMBACH, ABERDARE, CF44 0DN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 06/11/2017 and 24/11/2017

Report for Development Control Planning Committee

Abercynon

17/0483/10 Decision Date: 15/11/2017
Proposal: Construct detached garage to rear garden with access to/from highway via existing gate.
Location: 1 ELIZABETH STREET, ABERCYNON, MOUNTAIN ASH, CF45 4NS

17/0688/10 Decision Date: 09/11/2017
Proposal: Proposed garage (retrospective).
Location: 25 WILLIAM STREET, ABERCYNON, MOUNTAIN ASH, CF45 4RW

17/0960/19 Decision Date: 06/11/2017
Proposal: TPO No. 63 - 2004 - Coppicing of 2 Hazel trees opposite my property.
Location: LAND OPPOSITE 7 WOODLAND CRESCENT, ABERCYNON, MOUNTAIN ASH, CF45 4UT

17/1017/10 Decision Date: 10/11/2017
Proposal: Proposed two storey rear extension.
Location: 39 PENTWYN AVENUE, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4YE

Ynysybwl

17/1030/15 Decision Date: 10/11/2017
Proposal: Variation of condition 1 of planning permission ref. 11/1074/13 to extend permission for a further five years.
Location: CRIBYN DDU QUARRY, YNYSYBWL, PONTYPRIDD, CF37 3EW

Aberaman North

17/0942/10 Decision Date: 06/11/2017
Proposal: Proposed 2 storey rear extension.
Location: 39 COBDEN STREET, ABERAMAN, ABERDARE, CF44 6EN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 06/11/2017 and 24/11/2017

Report for Development Control Planning Committee

Treorchy

17/0738/10 Decision Date: 22/11/2017
Proposal: Car hardstanding and retaining walls to rear of property.

Location: 177 YNYSWEN ROAD, YNYSWEN, TREHERBERT, TREORCHY, CF42 6EG

17/0996/10 Decision Date: 06/11/2017
Proposal: Proposd two storey rear extension with internal modifications and proposed rear garage.

Location: 52 DYFODWG STREET, TREORCHY, CF42 6NL

17/0997/01 Decision Date: 07/11/2017
Proposal: 1 no. internally illuminated fascia sign and 1 no. internally illuminated projecting sign.

Location: PRINCIPALITY BUILDING SOCIETY, 220 HIGH STREET, TREORCHY, CF42 6AS

Ystrad

17/0504/10 Decision Date: 10/11/2017
Proposal: Proposed erection of 3No self contained industrial units requiring class B1, B2 & B8 uses.

Location: LAND ADJACENT TO INDUSTRIAL UNIT (FORMERLY KNOWN AS SUITE OPTIONS), TOP ROAD, GELLI INDUSTRIAL ESTATE, GELLI, PENTRE, CF41 7UW

17/1114/10 Decision Date: 17/11/2017
Proposal: Two storey rear extension.

Location: 5 VICTORIA STREET, YSTRAD, PENTRE, CF41 7RJ

Cwm Clydach

17/1066/10 Decision Date: 07/11/2017
Proposal: Two storey rear extension with Juliette balcony and attic conversion.

Location: 34 OAK STREET, CLYDACH, TONYPANDY, CF40 2DT

17/1083/10 Decision Date: 07/11/2017
Proposal: Single storey flat roof extension to create kitchen and shower room.

Location: 38 HIGH STREET, CLYDACH, TONYPANDY, CF40 2BH

Tonypandy

17/1093/10 Decision Date: 10/11/2017
Proposal: Conversion of existing Two properties to One property with first floor rear extensions

Location: 2 & 3 ZION TERRACE, TONYPANDY, CF40 2AB

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 06/11/2017 and 24/11/2017

Report for Development Control Planning Committee

Penygraig

17/1108/15 Decision Date: 17/11/2017
Proposal: Variation of condition 2 (approved plans and documents) of previously approved planning application 17/0561/10.
Location: 7 CORNWALL ROAD, WILLIAMSTOWN, TONYPANDY, CF40 1PR

Porth

17/0572/10 Decision Date: 23/11/2017
Proposal: Demolition of existing St. Mary's Presbytery dwelling and replacement with 4No. 3 storey, 3 bed sustainable dwellings along with associated parking, highways and landscaping works (Amended description received
Location: THE PRESBYTERY, TURBERVILLE ROAD, PORTH, CF39 0NF

Ynyshir

17/1139/10 Decision Date: 23/11/2017
Proposal: First floor rear extension.
Location: 73 HEATH TERRACE, YNYSHIR, PORTH, CF39 0HT

Glyncoch

17/1012/19 Decision Date: 07/11/2017
Proposal: Reduce the height of 1 Alder tree by 30% - (1) bottom of my garden.
Location: 3 ASHGROVE, GLYNCOCH, PONTYPRIDD, CF37 3DW

Town (Pontypridd)

17/1141/10 Decision Date: 22/11/2017
Proposal: Change of use from Office to Student Accommodation.
Location: 20-21 GELLIWASTAD ROAD, PONTYPRIDD, CF37 2BW

Rhondda

17/1090/10 Decision Date: 10/11/2017
Proposal: Erection of a single storey self contained timber cabin "granny" annexe within the curtilage of the property.
Location: OAKFIELD, BARRY ROAD, PONTYPRIDD, CF37 1HY

Treforest

17/0820/09 Decision Date: 09/11/2017
Proposal: Certificate of lawful development for a proposed single storey extension to create bathroom and utility facilities
Location: 13 JOHN STREET, TREFOREST, PONTYPRIDD, CF37 1SW

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 06/11/2017 and 24/11/2017

Report for Development Control Planning Committee

Hawthorn

17/1021/01 Decision Date: 13/11/2017
Proposal: Proposed new advertisements to front elevation.

Location: UNIT 1, MIDWAY RETAIL PARK, UPPER BOAT, PONTYPRIDD, CF37 5BL

17/1051/10 Decision Date: 13/11/2017
Proposal: Installation of new shop fronts and replacement of existing shop front with new including entrance doors, installation of external roller shutters and air conditioning.

Location: UNIT 1, MIDWAY PARK, UPPER BOAT, PONTYPRIDD, CF37 5BL

17/1069/01 Decision Date: 22/11/2017
Proposal: Illuminated fascia sign to main building Free standing Pylon sign Directional /Entrance signs to gates

Location: J W CARS, CARDIFF ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5AA

Ffynon Taf

17/0982/10 Decision Date: 09/11/2017
Proposal: Erection of rear first floor timber-framed extension.

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

17/1041/10 Decision Date: 22/11/2017
Proposal: New temporary works and maintenance depot.

Location: G E AIRCRAFT ENGINE SERVICES LTD, CAERPHILLY ROAD, NANTGARW, TAFFS WELL, CARDIFF, CF15 7YJ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 06/11/2017 and 24/11/2017

Report for Development Control Planning Committee

Llantwit Fardre

17/0964/10 Decision Date: 06/11/2017

Proposal: Single storey side extension.

Location: THE CHERRIES, 1 CWRT COED FARDRE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2HZ

17/0991/10 Decision Date: 15/11/2017

Proposal: To provide access to household driveway - Excavate footpath - lay 1 left hand reducer and 6 6x5 low kerbs - lay 75mm layer of asphalt laid in two layers .

Location: 8 FFORDD-Y-CAPEL, EFAIL ISAF, PONTYPRIDD, CF38 1AP

17/1050/10 Decision Date: 17/11/2017

Proposal: Raised deck with boundary fence.

Location: 39 TUDOR WAY, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NG

17/1062/10 Decision Date: 22/11/2017

Proposal: Single storey extension, front boundary wall, rear side boundary wall.

Location: HILLSIDE, CROESCADE LANE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PP

17/1101/10 Decision Date: 10/11/2017

Proposal: Proposed new single storey extensions to provide additional storage for stock and to extend an existing office for storage of files and documents.

Location: NISA, LLANTRISANT ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2LT

17/1107/10 Decision Date: 15/11/2017

Proposal: Dropped kerb and vehicular crossover to front of Station Cottage and 1 Taff Villas.

Location: STATION COTTAGE, NEWTOWN INDUSTRIAL ESTATE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EF

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 06/11/2017 and 24/11/2017

Report for Development Control Planning Committee

Church Village

17/1018/15 Decision Date: 08/11/2017
Proposal: Removal of conditions of 15,16 & 17 (code for sustainable homes) of previously approved planning application 14/0141/10.
Location: 28 ST ILLTYDS ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1DA

17/1023/10 Decision Date: 09/11/2017
Proposal: Garage extension to side of property with retrospective excavation and engineering operations undertaken.
Location: 24 ST ILLTYDS ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1DA

17/1031/10 Decision Date: 17/11/2017
Proposal: Two storey side extension and single storey rear extension.
Location: 16 TY TWYN, CHURCH VILLAGE, PONTYPRIDD, CF38 1UJ

17/1032/10 Decision Date: 17/11/2017
Proposal: Proposed extension of existing lean-to at rear to include widening internal access by removing existing window and rear door. Demolition of existing rear access staircase and replacement with new staircase, balcony style
Location: TYLAGWYN, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1RL

Gilfach Goch

17/1015/10 Decision Date: 09/11/2017
Proposal: Proposed Class A1 (retail) store, access, surface level car park, servicing and associated works.
Location: FORMER CRESTA SERVICE STATION, HEOL-Y-MYNYDD, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8YL

Tonyrefail West

17/0940/10 Decision Date: 07/11/2017
Proposal: Proposed demolition of existing stables and erection of detached two storey, two bedroom dwelling.
Location: TY CEFFYL DDU, GLAMORGAN TERRACE , PENRHIWFER ROAD, PENRHIW-FER, TONYPANDY, CF40 1SA

Beddau

17/1088/10 Decision Date: 07/11/2017
Proposal: First Floor and Single Storey Rear Extensions.
Location: 98 CLOS MYDDLIN, BEDDAU, PONTYPRIDD, CF38 2JT

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 06/11/2017 and 24/11/2017

Report for Development Control Planning Committee

Ty'n y Nant

17/1034/10 Decision Date: 07/11/2017

Proposal: Rear first floor extension.

Location: 79 COMMERCIAL STREET, BEDDAU, PONTYPRIDD, CF38 2DD

Town (Llantrisant)

16/1220/15 Decision Date: 09/11/2017

Proposal: Removal / variation of conditions of planning permission (14/0979/10) (additional plan received 15/12/16)

Location: UNIT 16 EARTHMOVERS HOUSE, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8LF

17/1042/09 Decision Date: 17/11/2017

Proposal: Rear single storey extension.

Location: 20 CARDIFF ROAD, LLANTRISANT, PONTYCLUN, CF72 8DH

17/1094/10 Decision Date: 08/11/2017

Proposal: Two storey full width extension to form a lounge and bedroom.

Location: 5 HEOL DYFODWYG, LLANTRISANT, PONTYCLUN, CF72 8DF

17/1103/08 Decision Date: 10/11/2017

Proposal: Proposed installation of 3no additional windows on the first floor of the front elevation to allow natural light into the gymnasium.

Location: LLANTRISANT LEISURE CENTRE, SOUTHGATE PARK, TALBOT ROAD, LLANTRISANT, PONTYCLUN, CF72 8DJ

17/1113/10 Decision Date: 17/11/2017

Proposal: Proposed conservatory on rear elevation.

Location: PRIMROSE HILL, TALBOT ROAD, LLANTRISANT, PONTYCLUN, CF72 8AW

17/1126/10 Decision Date: 17/11/2017

Proposal: Rear two storey extension to enclose a staircase and new fencing to side and rear of property.

Location: SUNNYSIDE, 27 LOWERDALE DRIVE, LLANTRISANT, PONTYCLUN, CF72 8DY

17/1175/10 Decision Date: 23/11/2017

Proposal: Proposed garage conversion with rear single storey and first floor extensions.

Location: 54 COTTESMORE WAY, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8BG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 06/11/2017 and 24/11/2017

Report for Development Control Planning Committee

Talbot Green

17/1076/10

Decision Date: 10/11/2017

Proposal:

Change of use of a single ground floor room from a B1 office to a D1 reflexology use.

Location:

R R ARCHITECTS LTD, WINDSOR HOUSE, 105-107 TALBOT ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AE

Pontyclun

17/0704/10

Decision Date: 06/11/2017

Proposal:

Conversion of existing former barn to form a 2 storey extension to an existing farm house (bat survey received 11/09/17)

Location:

CAERGWANAF ISAF FARM, HENSOL ROAD, MISKIN, PONTYCLUN, CF72 8JU

17/1152/10

Decision Date: 23/11/2017

Proposal:

Single storey flat roof extension to rear and first floor extension to property.

Location:

ERYL, 11 TALYGARN CLOSE, TALYGARN, PONTYCLUN, CF72 9DA

Llanharry

17/0770/10

Decision Date: 07/11/2017

Proposal:

The conversion of existing single storey former agricultural buildings to create 2 no. self contained holiday lets, together with the removal of former chicken sheds and improvements to existing farm machinery garage and

Location:

CAEFFYNNON, LLANHARRY ROAD, LLANHARAN, PONTYCLUN, CF72 9RN

17/1084/10

Decision Date: 07/11/2017

Proposal:

Proposed two storey side extension.

Location:

8 CLOS PUPREN, LLANHARRY, PONTYCLUN, CF72 9GN

Brynna

17/1047/10

Decision Date: 07/11/2017

Proposal:

Proposed window replacement.

Location:

TABLE TABLE, PANTRUTHYN PARK, PENCOED, BRIDGEND, CF35 5HY

Total Number of Delegated decisions is 60

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 06/11/2017 and 24/11/2017

Report for Development Control Planning Committee

Penrhiwceiber

17/1014/10 Decision Date: 10/11/2017

Proposal: Erection of timber decking and metal fencing to front of property (Retrospective)

Location: 172 PENRHIWCEIBER ROAD, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SH

Reason: 1 The development, as a result of its excessive scale, design, elevated height and inappropriate finishing materials results in an inappropriate and unsympathetic addition that has a detrimental impact on the character and appearance of the existing building and the surrounding street scene. As such the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The development, as a result of its excessive scale, design and elevated height, has an unacceptable detrimental impact upon the residential amenity and privacy standards currently enjoyed by the occupiers of the immediate neighbouring properties opposite the site arising from overbearing, overlooking and loss of privacy. As such, the proposal is contrary to policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

17/1061/10 Decision Date: 22/11/2017

Proposal: Change of use from garage used for stores and premises to car valeting service (retrospective) (Additional plans received 19/10/17).

Location: GARAGE AT REAR OF 1 AND 2 RHEOLA STREET, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3TA

Reason: 1 By virtue of the substandard vision splays at the junction with the B4275 Rheola Street; substandard structural integrity; lack of positive surface water drainage and lack of continuous pedestrian links, the access lane leading to the application property is unacceptable as a principle means of access to serve the application site and proposed commercial use.

The application would therefore constitute a danger to highway safety and would not comply with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Rhondda

17/0995/10 Decision Date: 07/11/2017

Proposal: Installation of new 6.06m (20ft) x 2.44 (8ft) metal storage container.

Location: GARAGE OPPOSITE 6 AELYBRYN, PANTYGRAIG-WEN, PONTYPRIDD, CF37 2RU

Reason: 1 The use of the application site for the installation of a steel shipping container, for purposes other than accommodating a vehicle and related domestic use, is considered unacceptable in principle. Furthermore the form, design and appearance of the container, within a residential setting and positioned immediately to the side of an adopted highway, is incongruous within the street scene and not in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 06/11/2017 and 24/11/2017

Report for Development Control Planning Committee

Ffynon Taf

17/0998/10 Decision Date: 07/11/2017

Proposal: Construction of new Take Away Coffee House Kiosk on the site of existing Garage and Store (to be demolished) along with re-landscaping of rear garden area to provide parking facilities for existing cleaning business.

Location: JOHN MILLS NEWSAGENT, 1 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RA

Reason: 1 The proposed development would generate indiscriminate on-street parking on the A4054 Cardiff Road in proximity to the existing zebra crossing to the detriment of highway safety and the free flow of traffic.

Furthermore by virtue of its location, being in close proximity to the elevations and garden of a neighbouring dwelling, the proposed coffee kiosk and seating would be likely to detract from the amenity of neighbouring residents, on account of the noise from customers, staff, and food or drink preparation and equipment. Therefore the development would not comply with LDP Policies AW5 and AW10.

Llantwit Fardre

17/1000/09 Decision Date: 07/11/2017

Proposal: Certificate of Lawful Development for Existing Domestic Use - C3 to all land shown on site plan.

Location: CWM MILL, HEOL FFRWD PHILIP, EFAIL ISAF, PONTYPRIDD, CF38 1AT

Reason: 1 On the basis of the information submitted with the application and on the balance of probabilities; it is considered that insufficient evidence has been submitted to support the applicant's assertion of what constitutes the extent of the domestic curtilage of the property known as Cwm Mill.

Consequently the described use is not lawful for planning purposes and a Certificate of Lawfulness cannot be issued under the terms of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Tonyrefail West

17/0999/10 Decision Date: 06/11/2017

Proposal: Raise Height of roof and construct 2 dormers.

Location: 38 HEOL DINAS ISAF, WILLIAMSTOWN, TONYPANDY, CF40 1NG

Reason: 1 The proposed development, arising from its scale, massing and unsympathetic design will be an incongruous addition to the dwelling and will adversely impact upon the character and appearance of the existing dwelling and surrounding area. The proposal is therefore 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: 06/11/2017 and 24/11/2017

Report for Development Control Planning Committee

Tonyrefail East

17/0505/10

Decision Date: 22/11/2017

Proposal: New 4 bedroom dwelling within the boundary of 9 Collenna Road and rear extension to No.9 (amended plans received 20/10/17)

Location: 9 COLLENNA ROAD, TONYREFAIL, PORTH, CF39 8EL

Reason: 1 The proposed dwelling, by virtue of its siting, scale and design, would form an inappropriate and unsympathetic addition that would fail to complement or enhance the form and general character of the original property. The dwelling would therefore form an incongruent feature that would have adverse impact on the character and appearance of the original property and the surrounding area and the proposal would therefore be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposal is considered to be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan in respect of the impact it would have on highway safety in the vicinity of the site for the following reasons:

The local highway network leading to the site is sub-standard in terms of carriageway width for two-way traffic flows, junction radii, vision splays, 90o bends, forward visibility, turning area and segregated pedestrian footways, further exacerbated by on-street parking due to high demand. Therefore, further intensification of use by up to 10 trips a day including calling, service, delivery and emergency vehicles would increase harm to all highway users;

The proposed development will intensify the use of the sub-standard local highway network, particularly by calling, service, delivery and emergency vehicles, and result in increased vehicular reversing movements to the detriment of safety for all highway users;

The shortfall in off-street parking provision will generate on-street parking demand on the surrounding sub-standard highway network to the detriment of highway safety and the free flow of traffic.

Reason: 3 Insufficient information has been submitted to demonstrate that the proposed development would not have a detrimental impact upon the ecology on the application site. As such, the proposal is contrary to the provisions of Policy AW8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 06/11/2017 and 24/11/2017

Report for Development Control Planning Committee

Pontyclun

17/0571/10 Decision Date: 17/11/2017

Proposal: Proposed detached dwelling.

Location: LAND AT RAILWAY TERRACE, PONTYCLUN, TALBOT GREEN, CF72 8HP

Reason: 1 In the absence of adequate turning facilities, the proposed development will result in the intensification of vehicular reversing movements by calling delivery, service and emergency vehicles to the detriment of safety for all highway users. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development's shortfall in off-street parking provision will result in the creation of on-street parking demand to the detriment of highway safety. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 There is insufficient information submitted with regard to the widening of the existing carriageway to 4.8m and provision of a 1.5m wide footway from the proposed development to the public highway to undertake a comprehensive highway safety assessment. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 The proposed dwelling as a result of its size and design would have a detrimental visual impact on the character of the area. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 5 Insufficient information has been submitted to fully assess the impact of former coal mining works on the proposed development. As such the development would be contrary to Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 8