

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 13/07/2025 7:46 PM

Application Summary

Address: Willow View 62 Marshfield Road Cardiff CF3 2UW

Proposal: SINGLE STOREY SIDE AND REAR EXTENSIONS , HIP TO GABLE ROOF EXTENSION, LOFT CONVERSION WITH REAR DORMER INCLUDING EXTERNAL ALTERATIONS AND RELATED CAR PARKING

Case Officer: Marnie Ostler

[Click for further information](#)

Customer Details

Name:

Email:

Address: 5 Acorn Place Castleton

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: As the new owner of 5 Acorn Place, I have been following the various planning applications submitted over the past seven months and wish to object to the current proposal.

Key Concerns

Property Boundary

The stable wall is the actual property boundary between 62 Marshfield Road and properties 1-5 Acorn Place. The existing fences are incorrectly positioned within the gardens of Acorn Place. Any development must acknowledge and respect this established boundary.

Hedge Removal

A section of the original hedge, which was located on the Acorn Place side of the boundary, was previously removed by a former owner of 62 Marshfield Road. I am concerned that the remainder of this hedge may be damaged or removed during construction.

Scale and Character of the Development

A large number of objections from neighbours cite the overbearing scale, the excessive number of bedrooms, and the impact on traffic and parking. I fully share these concerns. The proposed development appears disproportionately large for its plot and for the surrounding area effectively placing a mansion within a small residential estate, which would be out of

character.

Potential HMO Use

There is a real concern among residents (which I share) that the development could be converted into a House in Multiple Occupation (HMO). This would increase traffic, reduce available parking, and negatively impact the residential feel of the neighbourhood.

While the current stable block is derelict and unattractive, I would welcome a more modest, well-designed residential development that enhances the area without overwhelming it.

Suggestions for Consideration

Boundary Protection

The plans should clearly demonstrate how the boundary, defined by the stable wall, will be protected during and after construction. The presence of windows in this boundary wall is inappropriate and raises concerns over privacy and future maintenance.

Hedge Restoration

The removed section of hedge should be reinstated (with agreement from the relevant Acorn Place residents) to restore privacy and reduce visual impact.

Boundary Fence

A suitable fence should be installed along the correct boundary (i.e. the stable wall) to clearly define ownership and protect adjoining properties.

Removal of Boundary-Facing Windows

All windows in the stable wall, which forms the legal boundary, should be removed to maintain privacy and avoid future disputes.

Confirmation of Intended Use

Written assurance should be provided that the property will not be used as an HMO, either now or in future.

Traffic, Parking, and Noise

I echo and support the concerns raised by neighbours regarding increased traffic, reduced parking availability, and noise.

Thank you for considering my objection.

Kind regards