
Appeal Decision

Site visit made on 30 October 2025

by **C Butcher BSc MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 11 November 2025

Appeal Ref: APP/D0840/D/25/3364549

Treloan Barn, Treloan Lane, Gerrans, Portscatho, Cornwall, TR2 5EF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs I King (Treloan Barn Ltd) against the decision of Cornwall Council.
 - The application Ref is PA24/09102.
 - The development proposed is a detached outbuilding to provide ancillary accommodation.
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Decision

1. The appeal is allowed and planning permission is granted for a detached outbuilding to provide ancillary accommodation at Treloan Barn, Treloan Lane, Gerrans, Portscatho, Cornwall, TR2 5EF in accordance with the terms of the application, Ref PA24/09102, subject to the conditions in the attached schedule.

Main Issue

2. The main issue is the effect of the proposed development upon the character and appearance of the area, including the scenic beauty of the Cornwall National Landscape.

Reasons

3. The appeal site forms part of the existing garden space to the property known as Treloan Barn. It is situated within an area that has a highly rural character and forms part of the Cornwall National Landscape (the NL). Paragraph 189 of the National Planning Policy Framework (the Framework) states that great weight should be given to conserving and enhancing landscape and scenic beauty within NL's. Furthermore, the Levelling Up and Regeneration Act 2023 (the Act) requires decision makers to actively seek to further the statutory purposes of NL's.
4. The proposed outbuilding would be relatively large. However, it would be situated in reasonable proximity to the larger host dwelling and would clearly appear subservient to it. While the outbuilding would be situated further from the road than the dwelling and an existing store, it would inevitably be seen within the context of those buildings, within the same plot of land. As such, it would not be perceived as an encroachment into the surrounding landscape. Moreover, the remaining garden space would still be of a significant size and therefore the proposal would not appear cramped or represent an overdevelopment of the site.
5. The dwelling is regarded as being a non-designated heritage asset. Its significance is derived from its attractive appearance, including stone walls and a pitched slate roof. The proposed outbuilding would be formed of timber cladding and would

have a slate roof. On that basis, it would conform with the rural character of the surroundings and would not detract from the setting of the dwelling. As such, its significance would be unharmed.

6. Based on the above considerations, I am satisfied that the proposal would conserve the character and appearance of the area, as well as the landscape and scenic beauty of the NL. It would therefore conform with Policies 12, 23 and 24 of the Cornwall Local Plan Strategic Policies 2010 – 2030 (the LP), as well as Policies LA1, LA2, HO9 and GP1 of the Roseland Neighbourhood Development Plan 2015-2030. Taken together, the relevant aspects of these policies seek to ensure that new development, including annexes, is well designed and that it preserves character and appearance, including that of the NL, as well as the settings of heritage assets.
7. The proposal would also conform with Policies PD-P1 and PD-P11 of the Cornwall National Landscape Management Plan 2022-2027, which in part, seek to preserve the scenic beauty of the NL. Finally, I am also satisfied that the proposal would conform with the aforementioned requirements of the Framework and the Act.

Other Matters

8. The appeal site is adjacent to a stone stile which is a Grade II listed building. The significance of the stile is primarily related to its age, having been constructed in circa 1800. Given that I have not found harm in relation to wider character and appearance, I am satisfied that this finding also extends to the setting of this designated heritage asset.

Conditions

9. I have imposed conditions to identify the relevant timescales and plans in the interests of certainty. A further condition is required in relation to materials in the interests of character and appearance. I have not imposed a suggested condition to restrict the use of the outbuilding on the basis that the description of development clearly identifies that it would be ancillary accommodation only.

Conclusion

10. The proposed development is in accordance with the development plan when considered as a whole. Having had regard to all matters raised, I conclude that the appeal should be allowed.

C Butcher

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with drawing no. 3375-3-100 Rev A (proposed plans, elevations, and section and existing site plan).
- 3) Notwithstanding the approved plans, the external finishes to the hereby approved Study/Office, Gym and Store as identified on drawing number 3375-3-100 Rev A shall be installed in accordance with the following details and shall be retained as such thereafter:

Roof: Cupa 12 Natural slate sized at 500 x 250mm and nail fixed to match the main barn dwelling. Clay ridge tiles to match the main barn dwelling.

Walls: Clad in vertical timber lapped boarding using softwood measuring 125 x 18mm. Finish left natural to weather to a silver-grey colour.

Windows and doors: Aluminium/timber framed units powder coated Anthracite Grey to match those in the main barn dwelling. Rooflights to have dark grey framing incorporating traditional central glazing bars and set into the slated roof covering with low profile flashings.

End of Schedule.