



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: 1st December 2025

Appeal Ref: APP/D0840/W/25/3368066

Trevilla Grange, Trevilla Road, Feock, Cornwall, TR3 6QG

- 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 & Mrs Mark & Liz Trebilcock against the decision of Cornwall Council.
 - The application Ref is PA25/00410.
 - The development proposed is the construction of a dwelling and associated works.
-

Decision

1. The appeal is allowed and planning permission is granted for the construction of a dwelling and associated works at Trevilla Grange, Trevilla Road, Feock, Cornwall, TR3 6QG in accordance with the terms of the application, Ref PA25/00410, 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 proposal would involve the construction of a dwelling within part of the rear garden of the existing home known as Trevilla Grange. The site 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 requires decision makers to actively seek to further the statutory purposes of NL's.
4. In addition, the site is also within Cornwall Character Area 20 (CCA20) Truro and Tresillian Valleys, while also being very close to Character Area 16 (CCA16) Falmouth and St Mawes. Noted key sensitivities for CCA20 include the existing high levels of tranquillity and dark night skies, while the description for CCA20 notes the strong local vernacular, including the use of slate with render. The Cornwall AONB Management Plan 2022-2027 (the CMP) also contains policies which seek to ensure that new development reflects traditional designs and local distinctiveness in order to preserve the character of the NL.
5. The existing homes within the immediate vicinity of the site are of traditional designs, having extensively utilised materials such as stone and slate, and in the case of Trevilla Cottage to the south, the incorporation of white rendered walls. However, during my site visit, it was readily apparent that, within the wider vicinity,

there are many examples of dwellings that are of a much more modern appearance.

6. The proposed dwelling would incorporate several elements of a modern design, such as large window openings with protruding zinc cladding surrounds, and a juliet balcony. However, the design would also incorporate the extensive use of traditional materials for much of the building which would reflect the local vernacular. These include a slate roof with terracotta ridge tiles, and primarily white rendered walls which also incorporate the use of stone at ground floor level.
7. As such, the proposed dwelling would assimilate nicely with the appearance of the older buildings within the immediate area, while also picking up on some of the more modern additions and styles which are present elsewhere in the vicinity. As a result, despite its position at the entrance to the hamlet, and the fact that it would be located on slightly higher ground than other homes nearby, I do not consider that the appearance of the building would appear incongruous with the wider surroundings.
8. I can also see no reason to conclude that the size or mass of the proposed home would be overly imposing or out of character for this area. I acknowledge that a new entrance would need to be provided which would involve the loss of a small area of existing planting. However, such entrances are clearly already very common on this road, including one which is directly opposite the proposed access point. As such, this would not lead to harm. The larger window openings would be particularly noticeable during the hours of darkness. However, the dwelling would be closely situated to other homes within the hamlet, which themselves would be internally lit. I therefore do not find that the 'dark sky' characteristic of the area would be affected to an unacceptable degree.
9. Based on these considerations, I conclude that the proposal would not result in harm to the character and appearance of the area, including the scenic beauty of the NL. It would therefore conform with Policies 2, 12 and 23 of the Cornwall Local Plan 2010-2030, Policies LS2 and D1 of the Feock Neighbourhood Plan, and Policy C1 of the Climate Emergency Development Plan Document 2023. The relevant aspects of these policies seek to ensure that new development is well designed and that it preserves character and appearance, including that of the NL. The proposal would also conform with the relevant parts of CMP Policies PD-P1, PD-P2 and PD-P11 which seek to protect the scenic beauty of the NL.

Other Matters

10. Trevilla Cottage, to the south of the appeal site, is a Grade II listed building. Its significance and special interest as a designated heritage asset, in so far as it is relevant to this appeal, is drawn in-part from its relevance to the historic evolution of the hamlet and its pleasing architectural features, including its slate roof, brick chimneys and gable ends.
11. Mindful of the statutory duty set out in s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, I have had special regard to the desirability of preserving its setting.
12. In this instance, given that I have found a lack of harm in relation to character and appearance more generally, and the fact that there is potential for new planting on the boundary between the listed building and the appeal site, I am satisfied that

the proposal would preserve the setting of Trevilla Cottage and the contribution it makes to its significance.

13. The site is within close proximity to the Fal and Helford Special Area of Conservation. This protected area supports an important range of natural features including saltmarsh, intertidal mudflats, sandbanks and reefs. The conservation objectives for the site are to ensure that its integrity is maintained or restored in order to enable it to contribute to achieving the favourable conservation status of its qualifying features.
14. The designated site is an important recreational and economic resource. It is well frequented by the public and it is very possible that occupants of the proposed development would visit the site. It is necessary for me, as the competent authority, to conduct an Appropriate Assessment in relation to the effect of the development on the integrity of the protected site.
15. The evidence before me is clear that the proposal, when combined with other development in the area, would have a likely significant effect on the protected site due to an increased disturbance through recreational activity. The main parties have agreed the provision of a financial sum in accordance with the Council's European Sites Mitigation SPD, July 2021 which can be put towards infrastructure or non-infrastructure projects. The SPD has been prepared with the agreement of Natural England. As such, it is not necessary for me to consult them separately as part of this appeal.
16. Based on the evidence before me, I am satisfied that the secured contribution would sufficiently mitigate the level of harm likely to be caused by the development and would be pursuant to the Council's adopted strategies. I therefore find that the proposal would not result in an adverse effect on the integrity of the designated site.

Conditions

17. I have imposed conditions to identify the relevant plans and timescales in the interests of certainty. Conditions relating to materials, landscaping and trees are necessary in order to preserve character and appearance. Further conditions are necessary to secure a suitable foul water and surface water drainage system, to protect living conditions of neighbouring occupiers, and to deliver energy and water efficiency measures.
18. Where necessary, certain conditions have been set out as being 'pre-commencement' to ensure that critical aspects of the proposed development are properly addressed before any work begins.
19. I have not imposed a condition to remove permitted development rights as I have no substantive evidence before me that would lead me to conclude that the types of development that are acceptable under such rights would be harmful. Such a condition would therefore not be reasonable or necessary.

Conclusion

20. 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's: Proposed Site Plan 24196-PL-P0-01 Rev 01; Proposed Ground Floor Plan 24196-PL-P1-03 Rev 01; Proposed First Floor Plan 24196-PL-P1-04 Rev 01; Proposed Roof Plan 24196-PL-P1-05 Rev 01; Proposed Elevations North and West 24196-PL-P2-01 Rev 01; Proposed Elevations South and East 24196-PL-P2-02 Rev 01; Proposed Sections 24196-PL-P3-01 Rev 01; Block Plan 24196-PL-E0-02; and Site/location Plan 24196-PL-E0-01.
- 3) No development above ground level shall take place until details / samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details / samples.
- 4) No development shall commence until full details of hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These works shall be carried out in accordance with the approved details prior to the occupation of the dwelling hereby permitted and notice shall be given to the local planning authority when the approved scheme has been completed. The approved details shall be retained thereafter. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants, which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species as those originally planted.
- 5) The development hereby permitted shall not be occupied until the installation of a system to serve the development for the disposal of foul and surface water drainage, has been completed in accordance with details which shall first have been submitted to and approved in writing by the local planning authority. The details shall include a programme for maintaining the system if required. The system shall be retained and maintained thereafter in accordance with the approved details.
- 6) No new window or other openings shall be at first floor level of the southern elevation of the dwelling hereby approved and the approved windows on the southern elevation shall not be enlarged or reconfigured.
- 7) Prior to the commencement of any works associated with the development a scheme depicting the method by which trees (as annotated on plan 24196-PL-E0-03) shall be protected during the course of the development shall be submitted and approved in writing by the local planning authority. The scheme shall identify a Root Protection Area (RPA) that will be enclosed by tree protection fencing which will be erected in accordance with the specification given in the British Standard BS 5837. The tree protection fencing will be erected prior to commencement of any works associated with the development and be retained and maintained until the completion of the

development. At no time shall any works in connection with the development, including storage, access, cement mixing, bonfires, excavations or other level changes occur within the protected area. The development shall be implemented in strict accordance with the agreed tree protection methods.

- 8) Prior to the first occupation of the dwellings hereby permitted, the energy and water efficiency measures and renewable energy provision detailed in the approved Energy Statement prepared by Laurence Associates dated December 2024 shall be fully implemented and the mechanical ventilation and heat recovery unit and air source heat pump shall also be installed and completed in accordance with the details included on the plans hereby approved. The energy and water efficiency measures and renewable energy provision shall thereafter be retained and maintained as such.