



Portreath Parish Council
Clerk To Portreath Parish Council
16 Glenfeadon Terrace
Portreath
TR16 4JX

Your ref:
My ref: PA24/07924
Date: 24 July 2025

Dear Sir/Madam,

Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009

I am writing to let you know that an appeal has been made to the Ministry of Housing, Communities and Local Government in respect of the following planning application:

MHCLG ref:	APP/D0840/W/25/3368052
Cornwall Council ref:	PA24/07924
Appeal start date:	18 July 2025
Proposal:	Retrospective application on a timber structure used as an Annexe.
Location:	2 Rookery Cottages, Mile Hill, Porthtowan, Truro, Cornwall
Appellant:	Mr Alex McCheyne
Cornwall Council decision:	REFUSED

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

You may view the documents relating to this case online at <http://planning.cornwall.gov.uk/online-applications> or at the Council offices during normal working hours.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant (unless they are expressly confidential). These will be considered by the Inspector when determining the appeal.

If you wish to make further comments, or modify/withdraw your previous representation, you can do so online using the Planning Inspectorate website at: <https://acp.planninginspectorate.gov.uk>.

If you do not have access to the internet, you can send your comments to: The Planning Inspectorate, Ms Cassandra Low, Room 3M, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

All representations must be received by 22 August 2025. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the MHCLG appeal reference.

Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to a third party, please ensure that you have the permission to do so. More detailed information about data protection and privacy matters is available on the Planning Inspectorate Web Site.

You can get a copy of The Planning Inspectorate's booklet, "Guide to taking part in planning appeals" free of charge from this office or from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

The Council's reason for refusing permission for this development is set out below:

The proposed development would result in a large self-contained unit of living accommodation which, given its excessive scale, degree of self-containment, and lack of functional link with the main dwelling, would be tantamount to a new dwelling in the open countryside without any special justification therefore failing to represent a genuine ancillary development. The proposal is therefore contrary to the aims and intentions of policy 1 of the Portreath Neighbourhood Development Plan, policies 1, 2, 7 and 12 of the Cornwall Local Plan Strategic Policies 2010 - 2030, paragraphs 8 , 11 and 135 of the National Planning Policy Framework 2024 and policies C1 and T1 of the Cornwall Council Climate Emergency Development Document.

Should you require any further information in connection with this appeal, please contact me.

Yours faithfully,

Tazmin Burr

Development Technical Officer (Appeals)

Development Management Service

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