



Directorate for Planning, Growth and Sustainability

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BUCKINGHAMSHIRE COUNCIL DECISION NOTICE

Application no. PL/22/3562/FA

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Development Management Procedure)(England) Order 2015

In pursuance of their powers under the above-mentioned Act and Order, Buckinghamshire Council as Local Planning Authority, **HEREBY REFUSE PERMISSION** for the following:

- Applicant:** Eton College
- Location:** Boveney Court Farm, Boveney Road, Dorney, Buckinghamshire,
- Proposal:** Demolition of open sided barn; conversion, alteration and change of use of existing buildings to Use Class C3 to provide 7 residential units and construction of 5 new residential units; hard and soft landscaping, attenuation pond, bin and cycle stores, car parking, infrastructure and associated works.

in accordance with your application received on **7 November 2022** and the plans and particulars accompanying it. The reasons for refusal are set out on the following page(s).

Steve Bambrick
Service Director of Planning and Environment
On behalf of the Council

Date: 27 July 2023

SCHEDULE OF REASONS FOR REFUSAL

1. The application site is located within the Metropolitan Green Belt wherein there is a general presumption against inappropriate development except in very special circumstances. The proposed development, by virtue of the increase in built form on the site, the increase in the number of buildings, and the bulk and massing of the new buildings, would cause substantial harm to the openness of the Green Belt spatially and visually, including when viewed from across the adjacent fields. The proposed development therefore fails to meet any of the exceptions for development allowed in the Green Belt, and as such constitutes inappropriate development within the Green Belt, which by definition is harmful. Harm is therefore caused to the Green Belt by virtue of its inappropriateness, and substantial reduction in its openness. The NPPF sets out that substantial weight should be given to any harm to the Green Belt. No very special circumstances have been advanced that clearly outweigh the harm that would be caused to the Green Belt by reason of inappropriateness and a reduction in openness. As such the proposal is contrary to policy GB1 of the South Bucks District Local Plan (adopted March 1999) and section 13 (Protecting Green Belt Land) of the NPPF.

2. The application site predominantly falls within the Boveney Conservation Area. The Boveney Conservation Area Document notes that Boveney has a tranquil rural character and seems to be almost untouched by the development that has spoilt similar settlements. Furthermore, it highlights that the hamlet has a rural, low density character which is worthy of preservation. The size of the proposed development, including the number of dwellings and its overall density, would be out of character within the context of the rural, low density character of the existing hamlet and it would therefore fail to preserve or enhance the character and appearance of the Boveney Conservation Area. The public benefits of the scheme do not outweigh the harm that would be caused to the conservation area. As such, the proposal is contrary to policies EP3, and C1 of the South Bucks District Local Plan (adopted March 1999), CP8 of the South Bucks Core Strategy (adopted February 2011), and the provisions of the NPPF.

3. The NPPF seeks the provision of affordable housing provision on residential development where 10 or more homes will be provided. Core Policy 3 of the South Bucks District Core Strategy (2011) seeks to secure at least 40% of a development to be provided in the form of units of affordable accommodation, unless it is clearly demonstrated that this is not economically viable. In the absence of a suitable legal agreement to secure an appropriate affordable housing contribution, the proposal would be contrary to the aims of the NPPF and Core Policy 3 of the South Bucks District Council Core Strategy (2011).

GENERAL NOTES

1. See the attached Appeal Notes for details of appealing this decision

APPEAL NOTES

The applicant may appeal to the Secretary of State if aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions.

Appeals can be made online at:

- Householder applications: <https://www.gov.uk/appeal-householder-planning-decision>
- Full and other planning applications: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. Guidance can be found on their website including how to complete your appeal form.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

• **Householder Applications(*)**

If you want to appeal against the **refusal of planning permission** on a 'Householder Application' then you must do so within **12 weeks** of the date of this notice. However, if you want to appeal **against the granting of planning permission subject to conditions** on a 'Householder Application' then you must do so within **6 months** of the date of this notice.

(*) A householder development is development in the boundary of, or to an existing dwellinghouse for purposes incidental to the enjoyment of the dwellinghouse, that does not involve change of use or a change to the number of dwellings. It includes an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development. Please note, this does not include development in the boundary of, or to an existing flat or maisonette.

• **Other Planning Applications (Non Householder)**

You may wish to appeal against the:

- (1) Refusal of a planning, listed building consent, including refusal to vary or discharge conditions.
- (2) The conditions attached to a planning or listed building consent application.
- (3) Refusal, partial refusal or deemed refusal of a lawful development certificate.

The correct form must be used to appeal – Planning: Listed Building Consent; or Certificate of Lawful Use or Development Appeal Forms. Please specify form required, if requesting from Inspectorate. The time period to do this will vary depending on the application type or development type. An appeal must be made within the following time periods of the decision date:

- (1) An **advertisement application** must be made within **8 weeks**
- (2) If development is a **shop front or other minor commercial development** must be made within **12 weeks**
- (3) All other **non-householder application types** or development types must be made within **6 months**

- The Secretary of State can allow a longer period for giving notice of an appeal but he/she will not normally be prepared to use this power unless there are special circumstances which excuse the delay
- The Secretary of State need not consider an appeal if it seems to him/her that the local planning authority would not have been able to have granted planning permission for the development or would not have been able to have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practise, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him/her.

Important information in relation to an enforcement notice

Different timescales apply where the development is also the subject of an enforcement notice. If an enforcement notice has been served within two years of an application being submitted or is served before the time period for determining the application has expired, the time limit to appeal is within: **28 days from the date of refusal or the date of determination**. If an enforcement notice is served after the application's decision date or date for determination, the time limit is **28 days from the enforcement notice date**, unless this would extend the period beyond the usual time limit for cases not involving an enforcement notice. (This does not apply to Advertisement Consent Applications)

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim he can neither put the land to a reasonably beneficial use in its existing state, nor render the land capable of a reasonably beneficial use, either carrying out any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his/her interest in the land, in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.