



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2009/697/MA

RETENTION OF SHED AND KENNELS

**at: PULHAM HOUSE BEDWELL LODGE CUCUMBER LANE ESSENDON
HATFIELD**

Agent Name And Address

MURDOCH ASSOCIATES
16 SOUTH ROAD
BISHOP'S STORTFORD
HERTS
CM23 3JH

Applicant Name And Address

MR K GRIFFIN
PULHAM HOUSE
BEDWELL LODGE
CUCUMBER LANE
ESSENDON
HATFIELD
AL9 6GJ

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 11/05/2009 and shown on the plan(s) accompanying such application.

The reason(s) for the Council's decision to refuse permission for the development is/are:-

1. When taking into account the case for enabling development under application S6/2006/0365/FP and the previously approved summer house and tennis pavilion, the shed and kennel result in a disproportionate increase in the size of the dwelling and therefore represent inappropriate development. Cumulatively, the structures also have a detrimental effect on the openness of the Green Belt. No very special circumstances have been shown to exist. The proposal is therefore contrary to PPG2 and Policy RA3 of the Welwyn Hatfield District Plan 2005.

REFUSED DRAWING NUMBERS: 3338-01 A & 3338-02 & 3338-03 A & 3338-04 A
received and dated 11th May 2009.

Date: **10/08/2009**

Tracy Harvey
Head of Development Control