



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2009/2401/MA

ERECTION OF KENNEL

at: PULHAM HOUSE BEDWELL PARK CUCUMBER LANE ESSENDON HATFIELD

Agent Name And Address

MURDOCH ASSOCIATES
16 SOUTH ROAD
BISHOPS STORTFORD
CM23 3JH

Applicant Name And Address

MR KIERAN GRIFFIN
PULHAM HOUSE BEDWELL PARK
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 06/11/2009 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, tennis pavilion and storage shed, the kennel would result in a disproportionate increase in the size of the dwelling and would therefore represent inappropriate development. When considered with the existing structures on the site, the building would 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.

DRAWING NUMBERS:

1:1000 Site Location Plan 3338-01 A & 3338-04 B & supporting information received and dated 6th November 2009.

Date: **02/02/2010**

Tracy Harvey
Head of Development Control

Continuation...