

Application No : 09/02388/FUL

Approval No : 09/02388/FUL

REASON: To avoid the carriage of mud or other extraneous materials from the site into the highway so as to safeguard the interest of highway safety, and in accordance with Policy BE30 of the Bedford Borough Local Plan 2002.

- 6 No development shall take place until drawings showing the existing ground levels and the proposed slab and ground levels have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details or particulars.

REASON: To ensure that the effects of the proposal in relation to existing and proposed levels are fully assessed and in accordance with Policy BE30 of the Bedford Borough Local Plan 2002.

- 7 The area to be used for car parking in connection with the development hereby permitted shall not be used for any other purpose.

REASON: To ensure that adequate provision is made for vehicles to park clear of the highway in the interests of highway safety and in accordance with Policy BE30 of the Bedford Borough Local Plan 2002.

- 8 No development shall take place until full particulars of the external materials to be used (to include walls, roof, doors, windows and external gutters and pipework) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details or particulars.

REASON: In the interests of visual amenity and in accordance with Policy BE30 of the Bedford Borough Local Plan 2002.

- 9 This permission excludes the particulars of any proposed external lighting on the site. No development shall take place until details of the type, quantity, height and location of lighting have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details or particulars.

REASON: To safeguard the amenities of the adjoining occupiers and in accordance with Policy BE42 of the Bedford Borough Local Plan 2002.

- 10 Prior to the occupation of any buildings, an energy statement shall be submitted to and approved in writing by the Local Planning Authority. The energy statement shall include:
- * An assessment of the actual effect on carbon dioxide emissions of the measures previously agreed as part of the energy audit.
 - * A statement of how the layout, orientation, design and materials used in the construction of the development have actually been influenced by the energy audit.

REASON: To ensure an energy efficient and sustainable development in accordance with Policy BE8 of the Bedford Borough Local Plan 2002 and Policies CP21 and CP26 of the draft Core Strategy and Rural Issues Plan 2006.

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no alterations to the roof of the dwelling hereby permitted, shall be carried out without the specific grant of planning permission by the Local Planning Authority.

REASON: In the interests of privacy and residential amenity of neighbouring properties in accordance with Policy BE30 of the Bedford Borough Local Plan 2002 and design code N5 of the adopted design guidance Residential Extensions, New Dwellings & Small Infill Developments.