

- 3 **Prior to the commencement of the development a scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof of the dwelling and garage hereby approved. The development shall be carried out in accordance with the approved scheme.**

Reason: To protect the visual amenities of the building and of the area generally.

- 4 The turning space for vehicles illustrated on the approved drawing No. 1356/17 shall be constructed before the development is first brought into use.

Reason: To enable vehicles to draw off, park and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway.

- 5 The landscaping of the site shall be implemented in accordance with the scheme shown on the approved drawing No. 1356/13A unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the site and the area generally.

- 6 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the site and the area generally.

- 7 The boundary treatment shall be implemented in accordance with the approved drawing No. 1356/13A unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.

- 8 Notwithstanding any provision of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking or re-enacting that Order with or without modification) no works shall be commenced for the extension of the building or any material alteration of its external appearance including the insertion of windows at first floor level or within the roofspace until detailed plans and elevations have been submitted and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of occupiers of neighbouring properties.

Notes to Applicant

1. The requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Highways, P.O. Box 1395 Bedford. MK42 5AN.
2. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.

[Notes: In advance of the consideration of the application the Committee received representations made under the public participation scheme.]