

DEFINITION OF “RESERVED MATTERS”

From 10th August 2006, “Reserved Matters” will be –

“In relation to an outline planning permission or an application for such permission, ‘reserved matters’ means any of the following in respect of which details have not been given in the application—

- (a) access
- (b) appearance
- (c) landscaping
- (d) layout; and
- (e) scale, within the upper and lower limit for the height, width and length of each building stated in the application for planning permission....”

Scale and Layout replace siting and design. In addition, each Reserved Matter gets a revised (or in some cases brand new) definition in the General Permitted Development Order (GDPO) :-

- **"access"**, in relation to reserved matters, means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where “site” means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made;
- **"appearance"** means the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;
- **"landscaping"**, in relation to a site or any part of a site for which outline planning permission has been granted or, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes screening by fences, walls or other means, the planting of trees, hedges, shrubs or grass, the formation of banks, terraces or other earthworks, the laying out or provision of gardens, courts or squares, water features, sculpture, or public art, and the provision of other amenity features;
- **"layout"** means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development;

- "**scale**", means the height, width and length of each building proposed within the development in relation to its surroundings;

The aim of the changes is to move towards a more detailed outline planning permission regime giving greater certainty, more upfront information and better community involvement in proposals. With that in mind, the changes to the GDPO also require certain information to be submitted with outline planning applications as follows:

- Where **layout** is a reserved matter the application for outline planning permission shall state the approximate location of buildings, routes and open spaces included in the development proposed.
- Where **scale** is a reserved matter the application for outline planning permission shall state the upper and lower limit for the height, width and length of each building included in the development proposed.
- Where **access** is a reserved matter the application for outline planning permission shall state the area or areas where access points to the development proposed will be situated.