

## **What is a reserved matters application ?**

An application for reserved matters is the next stage after an outline planning permission has been granted.

The application will provide more detail than was shown in the outline application for some or all of the following areas:

- **Appearance** - aspects of a building or place which affect the way it looks, including the exterior of the development , its architecture, materials, decoration, lighting, colour and texture.
- **Means of Access** - covers accessibility for all routes to and within the site for vehicles, cycles and pedestrians, as well as the way they link up to other roads and pathways outside the site
- **Landscaping** - the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site. This could 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, squares, water features, sculpture or public art; the provision of other amenity features
- **Layout** - includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development
- **Scale** - includes information on the size of the development, including the height, width and length of each proposed building

Outline permissions cannot be implemented until a reserved matters application has been granted planning permission.