

As stated in the Committee report, the power to determine this application rests with the Planning Inspectorate as an Appeal against non-determination has been made given the failure of the Council to reach a decision on this application.

The Appeal relates to an application for the approval of technical details reserved by conditions attached to the Outline Planning Permission.

Outline Planning Permission was granted for "*The erection of 5 detached dwelling houses with ancillary garages, access, parking, landscaping*" in October 2017. An appeal against the Council's refusal of the Reserved Matters has been conjoined with the non-determination appeal in respect of the planning conditions.

The information submitted in respect of Conditions 7, 8, 10, 11, 13 and 15 of the Outline permission is deemed acceptable, and Officers recommend approval. It would be reasonable for the Committee to confirm to the Inspectorate that it would have had no objection to the approval of the details in respect of those conditions.

In respect of Condition 4, Officers advise **the proposed mix and palette of materials is appropriate within the context of materials found within the wider village**, yet this condition is not recommended for approval because the "appearance" of the dwellings has not been approved through Reserved Matters.

Condition 4 was imposed to ensure materials used in the development are appropriate to the character of the area. The Council has before it a schedule of materials which it confirms is appropriate to the character of the area. It follows that those details should be recommended for approval.

In approving Condition 4, the Council is stating that a dwelling constructed using those materials would be acceptable in this area having regard to Policies CS14 and CS19 of the Core Strategy, Policy HSA7 of the DPD and Guideline SDM2 of the Cold Ash Village Design Statement which requires good quality materials appropriate to the character of the area to be used in new developments.

The Committee should confirm that it would have had no objection to the approval of the details in respect of Condition 4.

Condition 12 requires details of cycle storage to be approved. Officers state this condition cannot be approved as the "appearance" and "scale" of the garages has not yet been approved.

Policy P1(iv) of the HSADPD states "*Garages will not be counted as a parking space*". The Council's 'Cycling and Motorcycling Advice and Standards for New Development' states that garages can be used for cycle storage.

The outline permission includes **garages**. A garage will be provided for each property, and can be used to store cycles. The Council should confirm that it would have had no objection to Condition 12 being approved on the basis that a garage for each dwelling will be provided. The Council will subsequently be able to determine if the garage (typically 3m x 6m) is appropriately scaled having regard to the area.

In summary, there is no reasonable basis to refuse this application for approval of technical details relating to an outline planning permission.