

General Information on the scale of charges for applications for planning permission and planning determinations operative from 29th February 2010.

Since April 1981 planning authorities have been required by statute to charge fees on the submission of most applications for planning permission. Applications which are made to a local planning authority for determination as to whether the prior approval of the authority will be required e.g. prior to the erection of certain agricultural buildings or carrying out of agricultural operations, are also subject to the payment of fees. The schedule below sets out the prescribed fees for the major categories of planning applications. Details of concessionary fees and exemptions, are also enclosed.

HOUSEHOLDER APPLICATIONS

Extensions and Alterations (includes conservatories).	£150 one dwelling £295 two or more dwellings
Erection of detached buildings (eg garages, sheds and greenhouses) within the curtilage of a dwelling.	£150
Erection of gates, walls, fences within\along boundary of an existing dwelling.	£150
Installation of satellite dishes.	£150
Alteration or formation of vehicular or pedestrian access to existing dwelling.	£150
Change of Use of land (eg agricultural land to domestic garden/curtilage and siting of self-contained caravan).	£335
Works to improve a disabled person's access, safety or comfort at their home.	No Fee
Applications required because of the removal of permitted development rights (PD) either by a planning condition or by an Article 4 Direction.	No Fee

BUILDINGS, DWELLINGS AND OPERATIONS

1. Erection of Dwellings

a) Outline

£335 per 0.1 hectare (1000 square metres) of the site area. Maximum Fee £8,285

<p>If site area is greater than 2.5 hectares - £8,285 for first 2.5 hectares plus £100 per 0.1 hectare (or part thereof) subject to maximum fee.</p>	<p>Maximum Fee £125,000</p>
<p>b) Full £335 per dwelling.</p>	<p>Maximum Fee £16,565</p>
<p>If more than 50 dwellings - £16,565 for first 50 dwellings plus £100 per additional dwelling subject to maximum fee.</p>	<p>Maximum Fee £250,000</p>
<p>2. Buildings (Other than dwellings, agricultural buildings, plant or glasshouses etc)</p>	
<p>a) Outline £335 per 0.1 hectare (1000 square metres) of the site area.</p>	<p>Maximum Fee £8,285</p>
<p>If site area is greater than 2.5 hectares - £8,285 for first 2.5 hectares plus £100 per 0.1 hectare (or part thereof) subject to maximum fee.</p>	<p>Maximum Fee £125,000</p>
<p>b) Full Floor area created less than 40 square metres.</p>	<p>£170</p>
<p>Floor area between 40 & 75 square metres.</p>	<p>£335</p>
<p>Floor area between 75 and 3750 square metres - £335 for the first 75 square metres plus £335 per 75 square metres (or part thereof) subject to maximum fee.</p>	<p>Maximum Fee £16,565</p>
<p>Floor Area over 3750 square metres - £16,565 plus £100 per 75 square metres (or part thereof) subject to maximum fee.</p>	<p>Maximum Fee £250,000</p>

AGRICULTURAL AND HORTICULTURAL

1. Agricultural Buildings on Agricultural Land (other than glasshouses)

<p>a) Outline £335 per 0.1 hectare (1000 square metres) of the site area.</p>	<p>Maximum Fee £8,285</p>
<p>If the site area is greater than 2.5 hectares - £8,285 for first 2.5 hectares plus £100 per 0.1 hectare (or part thereof) subject to maximum fee.</p>	<p>Maximum Fee £125,000</p>
<p>b) Full Floor Area less than 465 square metres.</p>	<p>£70</p>
<p>Floor Area between 465 square metres and 540 square metres.</p>	<p>£335</p>
<p>Floor Area in excess of 540 square metres - £335 for first 540 square metres plus £335 per 75 square metres (or part thereof) subject to maximum fee.</p>	<p>Maximum Fee £16,565</p>

Floor Area over 4,215 square metres - £16,565 for first 4,215 square metres plus £100 per 75 square metres (or part thereof) subject to maximum fee. Maximum Fee £250,000

2. Glasshouse(s) on Agricultural Land

Floor Area less than 465 square metres. £70

Floor area in excess of 465 square metres. £1,870

OPERATIONS

1. Erection, Alteration or Replacement of Plant and Machinery

£335 per 0.1 hectare (1000 square metres) of the site area. Maximum Fee £16,565

If the site area is more than 5 hectares - £16,565 for first 5 hectares plus £100 per 0.1 hectare (or part thereof) subject to maximum fee. Maximum Fee £250,000

2. Car Parks, Road and Access to Serve An Existing Use £170

3. Operations connected with exploratory Drilling for Oil or Gas

£335 per 0.1 hectare (1000 square metres) of the site area. Maximum Fee £25,000

If the site area is greater than 7.5 hectares - £25,000 for first 7.5 hectares plus £100 per 0.1 hectare (or part thereof) subject to maximum fee. Maximum Fee £250,000

4. Engineering Operations (excavations, earth movements and mineral operations, disposal of refuse or waste minerals, and, open storage)

£170 per 0.1 hectare (1000 square metres) of the site area. Maximum Fee £25,315

If the site area is greater than 15 hectares - £25,315 for first 15 hectares plus £100 per 0.1 hectare (or part thereof) subject to maximum fee. Maximum Fee £65,000

Operations not within above categories - £170 per 0.1 hectare subject to maximum fee. Maximum Fee £1,690

USES OF LAND

Change of Use of land. £335

USES OF BUILDINGS

Change of Use of a building or sub-division of a building to form a different or additional use. £335

Change of Use of a building or sub-division of a building to form one or more separate dwellings - £335 for each new dwelling created.	Maximum Fee £16,565
If creating more than 50 dwellings - £16,565 for first 50 dwellings plus £100 per additional dwelling subject to maximum fee.	Maximum Fee £250,000

ADVERTISEMENTS

Advertisements relating to a business carried out on the premises where displayed. £95

Advance advertisements directing the public to a business in the same locality as the sign but which cannot be seen from the site. £95

All other advertisements. £335

OTHER TYPES OF APPLICATIONS, INCLUDING CONCESSIONS AND EXEMPTIONS

Application for removal of reserved matters following outline approval. Full fee due or if full fee already paid then £335 due.

Works to improve a disabled person's access to a public building, or to improve access, safety or comfort at their home. No Fee

Applications required because of the removal of permitted development rights (PD) either by a planning condition or by an Article 4 Direction. No Fee

The first revised application for development (or advertisement) of the same character or description or Regulation 7 of the Control of Advertisements Regs 1992 on the same site by the same applicant within 12 months of refusal, or granting approval and NOT a duplicate application made by the same applicant within 28 days. No fee

The first revised application for development of the same character or description on the same site by the same applicant submitted within 12 months of the receipt of an application which is later withdrawn. No fee

Development crossing planning authority boundaries, requiring several applications. Where the application crosses one or more local or district planning authorities then the fee is 150% and goes to the authority that contains the larger part of the application site or a sum of the fees if it is less than 150%

Applications by Parish Councils, Town Councils or Community Councils.	Half Fee
Formation of Playing Fields on behalf of non-profit making sports club.	£335
If the application is an alternative proposal being submitted on the same site by the same applicant on the same day, where this application is of lesser cost.	50%
In respect of reserved matters you must pay a sum equal to or greater than what would be payable at current rates for approval of all the reserved matters. If this amount has already been paid then the fee is	£335
If the application is for a Lawful Development Certificate for a proposed use or development.	50%
If two or more applications are submitted for different proposals on the same day and relating to the same site then you must pay the fee for the highest fee plus half the sum of the others.	
Where an application relates to development which is within more than one fee category, the correct fee is simply the highest of the fees payable (if not including residential).	
Where an application consists of the erection of dwellings and the erection of other types of buildings the fees are added together and the maximum can be exceeded.	
Variation or removal of a planning condition.	£170
Request for confirmation of compliance with condition attached to planning permission:	
Relating to a householder application.	£25
Any other category of development.	£85
(Any fee paid shall be refunded if the LPA fails to give written confirmation within 12 weeks of request received).	
Grant of replacement planning permission subject to a new time limit:	
if the application is a householder application.	£50
if the application is an application for major development.	£500
in any other case.	£170

Non-material Amendment Following a Grant of Planning Permission:

if the application is a householder application.	£25
in any other case.	£170
Agricultural/Forestry determinations.	£70
Demolition.	£70
Installation of radio mast, radio equipment, equipment housing (non-domestic) or public call box including Telecommunication Development Prior Approval Applications.	£335
Applications for Listed Building Consent or applications for Conservation Area Consent.	No Fee
Works to Trees covered by a Tree Preservation Order or in a Conservation Area Hedgerow Removal.	No Fee
Certificate of existing use or development.	As for planning application
Certificate of existing use or development - non compliance with a particular condition.	£170
Certificate of proposed use or development.	50% of planning application

THIS LEAFLET GIVES GENERAL GUIDANCE ONLY