

SCALE OF FEES FOR PLANNING APPLICATIONS APPLICABLE FROM 17 JANUARY 2018

Note : These fees are exempt from V.A.T

[A] APPLICATIONS FOR PLANNING IN PRINCIPLE	
1. Applications for planning in principle (residential development)	£402 for each 0.1 hectare of the site area
[B] OUTLINE APPLICATIONS (residential, commercial and agricultural)	
1. Where the site area does not exceed 2.5 hectares	£462 for each 0.1 hectare (or part thereof) of site area
2. Where the site area exceeds 2.5 hectares	£11,432 and an additional £138 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares up to a maximum of £150,000.
[C] FULL APPLICATIONS AND RESERVED MATTERS	
1. Extensions or alterations to a dwelling and works within the curtilage, e.g. domestic outbuildings, garages, fences, walls etc.	£206 per dwelling (where the application relates to 2 or more dwelling houses, £407)
2. Erection of new dwellings (a) 50 or fewer Erection of new dwellings (b) 51 or more	£462 for each dwelling £22,859 and an additional £138 for each dwelling in excess of 50, up to a maximum of £300,000
3. Erection of buildings other than dwellings, glasshouses, or plant and machinery.	(a) Where no floor space is to be created, or works not creating more than 40sq m. of additional floor space £234 (b) Works creating more than 40sq m. but not exceeding 75sq m. of additional floor space £462 (c) Works creating more than 75sq m. but not exceeding 3750 sq m. of additional floor space £462 for each 75sq m of that area (or part thereof) (d) Works creating more than 3750sq m. of additional floor space, £22,859 and an additional £138 for each 75sq m. (or part thereof) in excess of 3750 sq. m up to a maximum of £300,000
4. Erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in section 5 below)	(a) Where gross floor space created does not exceed 465 sq.m., £96 (b) Where floor space created is between 465 sq.m. and 540 sq.m., £462 (c) Where floor space created is between 540 sq m. and 4215 sq m., £462 for the first 540 sq m and additional £462 for each 75 sq m. (or part thereof) in excess of 540sq m. (d) Where the floor space created exceeds 4215 sq m., £22,859 and an additional £138 for each 75sq m. (or part thereof) in excess of 4215sq m., up to a maximum of £300,000
5. Erection of glasshouses on land used for the purposes of agriculture.	(a) Works creating floor space not exceeding 465 sq.m., £96 (b) Works creating floor space exceeding 465 sq.m., £2,580.
6. The construction of car parks, service roads and other means of access on land used for the purpose of a single undertaking, where the development is required for a purpose incidental to the existing use of the land	£234
7. The erection, alteration or replacement of plant or machinery	(a) Where the site area does not exceed 5 hectares, £462 for each 0.1 hectare (or part thereof) of the site area; (b) Where the site area exceeds 5 hectares, £22,859, and an additional £138 for each 0.1 hectares (or part thereof) in excess of 5 hectares, up to a maximum of £300,000

8. The carrying out of any operations associated with exploratory drilling for oil or natural gas	(a) Where the site area does not exceed 7.5 hectares , £462 for each 0.1 hectare (or part thereof) of the site area; (b) Where the site area exceeds 7.5 hectares , £38,070 , and an additional £151 for each 0.1 hectares (or part thereof) in excess of 7.5 hectares, up to a maximum of £300,000
[D] CHANGES OF USE (land and buildings)	
1. Change of use or subdivision of an existing single dwelling house 2. Change of use to one or more dwelling houses of any other building	(a) Where the change of use is to use as 50 or fewer dwelling houses, £462 for each additional dwelling (b) Where the change of use is to use as more than 50 dwelling houses, £22,859 and an additional £138 for each dwelling house in excess of 50, up to a maximum of £300,000 (a) Where the change of use is to use as 50 or fewer dwelling houses, £462 for each dwelling (b) Where the change of use is to use as more than 50 dwelling houses, £22,859 and an additional £138 for each dwelling house in excess of 50, up to a maximum of £300,000
3. The making of a material change in the use of a building or of land (other than a material change of use coming within any of the above categories)	£462
[E] OTHER OPERATIONS/APPLICATIONS	
1. For non-compliance with, or variation of, conditions including retention of temporary buildings, continuation of temporary use, etc.	£234
2. The carrying out of any other operations not coming in any of the above categories	£234 for each 0.1 hectare (or part thereof) of the site area, up to maximum of £2,028
[F] ADVERTISEMENTS	
1. Relating to a business on the premises or advance signs directing the public to a business 2. Other advertisements	£132 £462
[G] PRIOR APPROVAL OF DETAILS	
1. Householder larger extensions 2. Agricultural or forestry development 3. Demolition of buildings 4. Development by telecommunications code systems operators 5. Determination of whether prior approval is required for certain types of Change of Use that do not include building operations -Offices to Residential -Retail to Residential -Agricultural to Residential -To state-funded school or registered nursery from various -Agricultural buildings to flexible uses -Storage or Distribution Buildings to dwelling houses -Amusement Arcades/Centres & Casinos to dwelling houses -Shops, Financial/Professional Services, Betting Offices, Pay Day Loan Shops and Casinos to Restaurants/Cafes -Shops, Financial/ Professional Services, Betting Offices, Pay Day Loan Shops to Assembly & Leisure Uses 6. Determination of whether prior approval is required for certain types of Change of Use that includes building operations. -Retail to Residential. -Agricultural to Residential. -Amusement Arcades/Centres & Casinos to dwelling houses -Shops, Financial/Professional Services, Betting Offices, Pay Day Loan Shops and Casinos to Restaurants/Cafes	no fee £96 £96 £462 £96 £206

[H] FEES FOR CONFIRMATION OF COMPLIANCE WITH CONDITIONS ATTACHED TO A PLANNING PERMISSION	
(a) Where the request relates to householder development	£34
(b) Where the request relates to any other development	£116
[I] APPLICATIONS FOR NON-MATERIAL CHANGES TO PLANNING PERMISSION	
(a) Householder application	£34
(b) Any other case	£234
[J] APPLICATIONS FOR A GRANT OF REPLACEMENT PERMISSION SUBJECT TO A NEW TIME LIMIT	
(a) Householder application	£68
(b) Major development	£690
(c) Any other case	£234
[K] CONCESSIONARY FEES & EXEMPTIONS	
<p>1. NO FEE REQUIRED</p> <p>a) Works to improve the disabled persons access to a public building or alterations to accommodate a registered disabled persons access, safety, health or comfort at that persons dwelling house.</p> <p>b) Revised or fresh application for development (or advertisement) of the same character or description within 12 months of refusal or of the making of the earlier application if withdrawn, or within 12 months of expiry of the statutory 8 week period where the applicant has appealed to the Secretary of State on the grounds of non-determination.</p> <p>c) Revised or fresh application for development of the same character or description within 12 months of receiving permission.</p>	
2. Applications by Parish Councils etc. (including advertisement applications)	Half the normal fee
3. Playing fields (for sports club)	£462
4. Alternative applications for one site	Highest of the fees applicable for each alternative and sum equal to half the rest
5. Development crossing planning authority boundaries	Only one fee paid to the authority having the larger site but calculated for whole scheme, and subject to special ceiling
6. Reserved matters where applicants earlier reserved matters applications have incurred total fees equalling that for a full application for the entire scheme	£462