

Fees for Planning Applications from 6/4/2008



TYPE OF APPLICATION		FEE
HOUSEHOLDER DEVELOPMENT		
1	Alteration/addition to existing dwelling	£150
2	Alteration/addition to two or more existing dwellings	£295
3	Erection of outbuildings, fences etc. within curtilage of a dwelling	£150
OUTLINE APPLICATIONS		
4	Outline applications where the site area does not exceed 2.5 hectares	£335 for each 0.1ha (or part thereof) of site area.
5	Where the site area exceeds 2.5 hectares	£8,285 and an additional £100 for each 0.1 ha over 2.5 ha up to a maximum in total of £125,000 in other cases
FULL OR RESERVED MATTER APPLICATIONS FOR OPERATIONAL DEVELOPMENT		
6	Erection of 50 dwellings or less Erection of more than 50 dwellings	£335 for each dwelling £16,565 and an additional £100 per dwelling thereafter, up to a maximum in total of £250,000
7	Erection of glasshouses on land used for purposes of agriculture	New floorspace up to 465 sq.m - £70 New floorspace over 465 sq.m - £1,870
8	Erection of other agricultural buildings on land used for purposes of agriculture New floorspace up to 465 sq.m New floorspace over 465 sq.m – but does not exceed 540 sq.m New floorspace over 540 sq.m but less than 4215 sq.m New floorspace over 4215 sq.m	£70 £335 £335 for first 540 sq.m and an additional £335 for each 75 sq.m thereafter (or part thereof) up to max. £16,565 £16,565 and an additional £100 for each 75 sq.m (or part thereof) thereafter, subject to a maximum in total of £250,000
9	Erection of all other buildings No floorspace is created New floorspace up to 40 sq.m New floorspace over 40 sq.m but not exceeding 75 sq.m - New floorspace over 75 sq.m but not exceeding 3750 sq.m, New floorspace exceeds 3750 sq.m -	£170 £170 £335 £335 per 75 sq.m (or part thereof) £16,565 and an additional £100 for each 75 sq.m (or part thereof) up to a maximum in total of £250,000

10	Erection, alteration or replacement of plant and machinery The site area does not exceed 5ha	£335 for each 0.1ha (or part thereof) up to a maximum of £16,565
	The site area exceeds 5 ha	£16,565 and an additional £100 for each 0.1 ha (or part thereof) to a maximum in total of £250,000
11	Car parks, service roads and accesses incidental to an existing use of land for single undertaking	£170
12	Operations connected with exploratory drilling for oil or natural gas The site area does not exceed 7.5ha -	£335 for each 0.1ha of site (or part thereof) up to a maximum of £25,000
	The site exceeds 7.5ha	£25,000 and an additional £100 per each 0.1ha (or part thereof) up to a maximum in total of £250,000
13	Operations for the winning and working of minerals The site area does not exceed 15 ha	£170 for each 0.1ha (or part thereof) up to a maximum of £25,315
	The site area exceeds 15 ha	£25,315 and an additional £100 for each additional 0.1 ha (or part thereof) up to a maximum in total of £65,000
14	Other operations not included above	£170 for each 0.1ha (or part thereof) of site area, up to £250,000 maximum

CHANGES OF USE

15	Change of use of a building to use as one or more separate dwellinghouses or change of use from a single dwellinghouse to two or more dwellinghouses 50 or fewer dwellinghouses	£335 for each additional dwelling, up to a maximum of £16,565
	50 or more dwellinghouses	£16,565 and an additional £100 for each dwelling house in excess of 50 to a maximum in total of £250,000
16	Use of land for the disposal of refuse or waste materials; the storage of minerals in the open, or deposit of materials remaining after minerals have been extracted	£170 for each 0.1ha (or part thereof) of site area, up to area 15 ha. up to a maximum of £25,315
	Over 15 ha site area	£25,315 and an additional £100 per 0.1 ha up to a maximum in total of £65,000
17	Other changes of use	£335

OTHER APPLICATIONS

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| 18 | Variation/removal of a condition imposed on an earlier permission (including renewal of a temporary permission) and renewal of permission where a time limit on commencement was imposed under Section 91 or 92 of the Act and that period has not expired | £170 |
| 19 | Applications for Lawful Development Certificates – Existing use of land or operational development | Same fee as equivalent planning application for similar development |
| 20 | Applications for Lawful Development Certificates – Proposed use of land or building | 50% fee as equivalent planning application for similar development |
| 21 | Prior notifications | £70 |

ADVERTISEMENTS

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| 22 | Relating to business on the premises | £95 |
| 23 | Advance signs directing the public to a business | £95 |
| 24 | All other advertisements | £335 |

DISCHARGE OF CONDITION(S)

(Fee refundable if no determination within 12 weeks of valid date)

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| 25 | Relating to householder permissions: | £25 |
| 26 | Relating to all other permissions: | £85 |

CALCULATION OF FEES

- 1 When an application involves the erection of residential and non-residential floorspace the fee payable will be the sum of the fees for the two constituent parts.
- 2 Where an application fee could be calculated from more than one of the categories 7 to 17 above, the fee payable will be the highest figure produced when each relevant category is calculated separately.
- 3 "Floorspace" in these notes denotes Gross floorspace in accordance with the 'Code of Measuring Practice' prepared by the RICS and ISVA and includes covered floorspace with a headroom of more than 1.5 metres and all perimeter and internal wall, columns, chimney breasts, stairwells, lift and plant rooms, open sided covered areas and car parks.
- 4 Applications made by or on behalf of Parish Councils – attract a fee of 50% of that otherwise payable.
- 5 Applicants making applications for alternative proposals for the same site on the same day shall pay a single fee calculated as follows:
Calculate the fees for each separate proposal, take the highest fee and add to it half of the sum of the Other alternative fees.

Certain applications are Exempt from Planning Fees. See below for details.

EXEMPTION FROM FEES

No fees are payable for:

- 1 Applications required because of an Article 4 direction or Regulation 7 direction (Advertisement)
- 2 Applications required because permitted development has been restricted by a condition attached to a previous permission.
- 3 Applications for extension or alteration to a dwelling house or in the curtilage of a dwellinghouse where such works are solely to improve the access, safety, health or comfort of a resident or proposed resident to whom Section 29 of the National Assistance Act 1948 applies (a disabled resident), or a child who is disabled for the purposes of Part III of the Children Act 1989.
- 4 i) A revised application for planning permission for development of the same character or description relating to the same site or part thereof, by the same applicant within 12 months of:
 - a the date of grant of permission of an earlier application;
 - b the date of refusal of an earlier application (including dismissal at appeal)
 - c the date of submission of an earlier application which was withdrawn before a decision notice was issued or;
 - d the expiration of the prescribed period for determining an earlier application where an appeal has been submitted to the Secretary of State against the failure of the Local Planning Authority to determine that application.
- 4 ii) One revised application, for approval of one or more reserved matters relating to the same site or part thereof and to no other land, by the same applicant, for approval of the same reserved matters of the same outline planning permission, within 12 months of:
 - a the date of approval of an earlier application;
 - b the date of refusal of an earlier application (including dismissal at appeal)
 - c the date of submission of an earlier application which was withdrawn before a decision notice was issued or;
 - d the expiration of the prescribed period for determining an earlier application where an appeal has been submitted to the Secretary of State against the failure of the Local Planning Authority to determine that application.
- 4 iii) A revised application for the display of advertisement relating to the same site and description, by the same applicant within 12 months of:
 - a the date of refusal of an earlier application;
 - b the date of submission of an earlier application which was withdrawn before a decision notice was issued.

Provided that;

- the correct fee was paid in respect of the earlier application;
- if the earlier application was in outline then the revised application is also in outline;
- the revised application includes no additional land (other than may be necessary to provide access) and;
- any applicant may only take advantage of exemption once under a and once under b, c or d in respect of any one site.

Updated March 2008