



**FEES FOR PLANNING APPLICATIONS FROM 6th APRIL 2008**

All applications for planning permission with the exception of those types of application set out below in paragraph G are required by Government legislation to be accompanied by a fee. The current range of fees (from 6<sup>th</sup> April, 2008) are set out below (see also Note 4 of the Notes for Guidance of Applicants). This note gives only general guidance and if the need for more detailed information arises the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations (2008) should be consulted.

| <b>TYPE OF APPLICATION</b>   | <b>FEE</b>  |
|--|---|
| <b>A. OUTLINE APPLICATIONS FOR THE ERECTION OF BUILDINGS</b><br>(For glass houses and extensions to dwellings see C below)   | (i) where the site area does not exceed 2.5ha:<br>£335 per 0.1 hectare of the site area<br>(ii) where the site area exceeds 2.5ha:<br>£8285 plus £100 for each 0.1 ha in excess of 2.5ha, subject to a maximum in total of £125,000   |
| <b>B. APPLICATIONS FOR THE APPROVAL OF DETAILS RESERVED BY AN OUTLINE PERMISSION</b>   |   |
| (i) Where the same applicant's earlier reserved matters applications under the same outline approval have incurred total fees equalling that for a full application for this entire scheme | £335  |
| (ii) In all other cases  | A sum calculated in accordance with Category C below  |
| <b>C. FULL APPLICATIONS FOR THE ERECTION OF BUILDINGS</b>  |   |
| (i) Dwelling houses  | (i) 50 or fewer houses:<br>£335 for each dwelling subject to a maximum of £16,565<br>(ii) more than 50 houses:<br>£16,565 and an additional £100 for each house in excess of 50, subject to a maximum in total of £250,000  |
| (ii) Agricultural buildings  | Not more than 465 sq.m - £70<br>465 - 540 sq.m - £335<br>Plus each additional 75 sq.m up to 4215 sq m - £335<br>Over 4215 sq m £16,565 plus £100 for each additional 75 sq m, subject to a maximum in total of £250,000   |
| (iii) Agricultural glasshouses and poly-tunnels  | Not more than 465 sq.m - £70<br>Exceeding 465 sq.m - £1,870   |
| (iv) The enlargement, improvement or other alteration of existing dwelling houses  | (a) relating to 1 dwelling - £150<br>(b) relating to 2 or more dwelling houses - £295   |
| (v) The erection of a building within the curtilage of an existing dwelling house for purposes ancillary to the enjoyment of the dwelling  | £150  |
| (vi) The erection of buildings not falling within category C (i) - (iv)<br>Where the gross floorspace is:-   | (a) Where no new floorspace is created - £170<br>(b) Not more than 40 sq.m - £170<br>(c) 40 - 75 sq.m - £335<br>(d) In excess of 75 sq.m for each 75 sq.m up to 3750 sq m - £335<br>(e) over 3750 sq m - £16,565 plus £100 for each additional 75 sq m, subject to a maximum in total of £250,000 |
| <b>D. ENGINEERING OR OTHER OPERATION NOT FALLING IN CATEGORIES A - C</b>   |   |
| (i) Winning and working of minerals:-  | (i) where the site area does not exceed 15 ha:<br>£170 per 0.1 hectare<br>(ii) where the site area exceeds 15 ha:<br>£25,315 plus £100 for each 0.1 ha in excess of 15 ha, subject to a maximum in total of £65,000   |
| (ii) Gates, fences, walls along a boundary of a dwelling house   | £150  |
| (iii) Erection, alteration or replacement of plant and machinery   | (i) where the site area does not exceed 5 ha:<br>£335 for each 0.1 ha of site area<br>(ii) where the site area exceeds 5 ha:<br>£16,565 plus £100 for each 0.1 ha in excess of 5 ha, subject to a maximum in total of £250,000  |

|   |  |
|---|--|
| (iv) Car parks, service road and other access for a single undertaking carrying on an existing use  | £170   |
| (v) Operations not falling within (i) - (iv)  | £170 per 0.1 hectare subject to a maximum of £250,000  |
| <b>E. CHANGES OF USE</b>  |  |
| (i) Change of use of a building to use as one or more separate dwelling houses  | (i) 50 or fewer houses:<br>£335 for each additional dwelling house created<br>(ii) more than 50 houses:<br>£16,565 plus £100 for each house in excess of 50, subject to a maximum in total of £250,000                 |
| (ii) Use of land for the disposal of refuse waste materials or for the deposit of material remaining after minerals have been extracted from land or the use of land for the storage of minerals in the open.   | (i) where the site area does not exceed 15 ha:<br>£170 per 0.1 hectare<br>(ii) where the site area exceeds 15 ha:<br>£25,315 plus £100 for each 0.1 ha in excess of 15 ha, subject to a maximum in total of £65,000    |
| (iii) Any change of use of a building or of land not falling within (i) or (ii)   | £335   |
| <b>F. OTHER APPLICATIONS</b>  |  |
| (i) Applications to remove or vary a condition previously imposed or to renew a temporary planning permission or renew an unimplemented permission which would otherwise lapse because of an imposed time limit | £170   |
| (ii) Applications involving more than one category of development   | Higher of fees calculated in accordance with above categories EXCEPT when dwelling houses are involved, when the fee appropriate to that category is added to the higher of the fees appropriate to the other category |
| (iii) Alternative applications made simultaneously or developments not wholly within this Borough   | Special provisions apply; contact the local planning authority for advice if necessary.  |
| <b>G. ADVERTISEMENTS</b>  |  |
| (i) Advertisements displayed on business premises (with qualifications) or displaying directions to business premises   | £95  |
| (ii) All other advertisements   | £335   |
| <b>H. CERTIFICATES OF LAWFUL USE OR DEVELOPMENT</b>   |  |
| (i) Existing use of buildings or other land or existing operations in, on, over or under land.  | As for planning permission, except where the application is for use as separated dwellings in which case the fee is £335 per dwelling (up to 50 dwellings)   |
| (ii) Failure to comply with any condition or limitation subject to which planning permission has been granted   | £170   |
| (iii) Proposed use of buildings or other land or proposed operations in, on, over or under land.  | Half the amount that would be payable for planning permission  |
| I. Confirmation of compliance with condition(s) attached to any other grant of planning permission  | £85  |

#### **J. PRIOR NOTIFICATION APPLICATIONS**

Where an application is made for the determination as to whether the prior approval of the Council will be required to the siting, design and external appearance of a building or the siting and means of construction of a private way under Part 6, Part 7 or Part 31 of Schedule 2 to the General Permitted Development Order relating to certain agricultural and forestry developments or installation of a radio mast, radio equipment housing over 2m<sup>3</sup> or a public call box, a fee shall be paid to that authority of £70. For an application under Part 24, the fee payable is £335.

#### **K. NO FEE IS PAYABLE IN RESPECT OF THE FOLLOWING CLASSES OF APPLICATION**

(i) Extension and alterations to registered disabled person's dwelling to improve their access to or within the dwelling or to provide facilities for their greater safety, health or comfort and for applications to improve access to public buildings including shops and cinemas. Any such application should be accompanied by evidence that the resident or proposed resident is a registered disabled person to whom Section 29 of the National Assistance Act, 1948 applies or a child who is disabled for the purposes of Part 3 of the Children Act 1989.

(ii) Any application for development which would not have required planning permission were it not for either a direction made under Article 4 of the General Permitted Development Order or a condition imposed upon specific planning permission taking away or limiting the permitted development rights.

(iii) Application for development within 12 months of a refusal, withdrawal or approval of an earlier application of similar character on the same site for the same applicant. NB: This exemption can only be claimed once.