



FEES FOR PLANNING APPLICATIONS

APPLICABLE FROM 6 APRIL 2008

HOUSEHOLDERS DEVELOPMENT

If the application is for alterations/additions to an existing dwelling or for the erection of outbuildings, fences, access alterations etc, within the curtilage of a dwelling, the fee is £150.

If the application relates to alterations/additions to two or more existing dwellings, the fee is £295.

OUTLINE APPLICATIONS

- A** This relates to applications that are for approval in principle without specific details (e.g. design). The fee for this type of application is:

Site area up to 2.5 hectares	£335 for each 0.1 ha (or part thereof) of the site area
Site area over 2.5 hectares	£8,285 and an additional £100 for each 0.1 hectare in excess of 2.5 hectares to a maximum in total of £125,000

FULL OR RESERVED MATTERS APPLICATIONS

An outline application is followed by an application covering the specific details of the development (known as approval of reserved matters). If an outline application has not been submitted, the application is dealt with as an application for full permission. The fees in these categories are as follows:-

- B** Erection of dwelling(s)
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| (i) Where the number of dwellinghouses to be created by the development is 50 or fewer | £335 for each dwellinghouse |
| (ii) Where the number of dwellinghouses exceeds 50 | £16,565 and an additional £100 for each dwellinghouse in excess of 50 dwellinghouses subject to a maximum in total of £250,000 |

C	Erection of glasshouses on land used for purposes of agriculture	New floorspace up to 465 sqm £70 New floorspace over 465 sqm £1,870
D	Erection of other agricultural buildings on land used for purposes of agriculture	New floorspace up to 465 sqm £70 New floorspace over 465 sqm but not exceeding 540 sqm £335 New floor space exceeding 540 sqm but not exceeding 4215 sqm, £335 for the first 540 sqm and an additional £335 for each 75 sqm in excess of 540sqm New floorspace exceeding 4215 sqm, £16,565 and an additional £100 for each 75sqm in excess of 4215 sqm subject to a maximum total of £250,000
E	Erection of all other buildings	No new floorspace £170 Gross floorspace 0-40 sqm £170 Gross floorspace 40-75 sqm £335 Gross floorspace 75-3750 sqm £335 for each 75 sqm Gross floorspace exceeding 3750 sqm £16,565 and an additional £100 for each 75sqm in excess of 3750 sqm subject to a maximum total of £250,000
F	Erection, alterations or replacement of plant or machinery	Where the site area does not exceed 5 hectares, £335 for each 0.1 hectare. Where the site area exceeds 5 hectares, £16,565 and an additional £100 for each 0.1 hectare in excess of 5 hectares subject to a maximum in total of £250,000
G	Operations within the curtilage of an existing dwellinghouse such as the erection/construction of gates, fences, walls or other means of enclosure along a boundary of the cartilage of the existing dwellinghouse	£150
	Car Parks, service roads and accesses incidental to an existing use of land for a single undertaking	£170
H	Other operations not included above Winning and Working of Minerals	Site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area Site area exceeds 15 hectares, £25,315 and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000
	All other cases	£170 for each 0.1 hectare of the site area, subject to a maximum of £250,000

APPLICATIONS FOR CHANGES OF USE

- I** Change of use of a building to use as one or more separate dwellings
- Where change of use is to use as 50 or fewer dwellinghouses, £335 for each additional dwellinghouse
Where the change of use is to use as more than 50 dwellinghouses, £16,565 and an additional £100 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000
- Change of use is to use as 50 or fewer dwellinghouses, £335 for each dwellinghouse;
change of use to use as more than 50 dwellinghouses £16,565 and an additional £100 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000
- J** Other changes of use
- The making of a material change in the use of a building or land (other than a material change of use coming within any of the above categories). £335

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OTHER APPLICATIONS

Applications for the following permissions all come under the fee of £170

- (i) Variation of a condition imposed on an earlier permission
- (ii) Removal of a condition imposed on an earlier permission
- (iii) Renewal of a temporary permission

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ADVERTISEMENTS

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| (i) | Advertisements displayed on business premises, on the forecourt of business premises (or on other land within the curtilage of business premises) wholly with reference to all or any of the following matters:- | |
| a) | the nature of the business/activity carried out on the premises | £95 |
| b) | goods sold or services provided on the premises | £95 |
| c) | the name and qualifications of the person carrying on such business or activity or supplying such goods or services | £95 |
| (ii) | Advance signs, directing the public to a business which are in the same locality as the site on which the advertisement is to be displayed but not visible from that site | £95 |
| (iii) | All other advertisements | £335 |

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LAWFUL DEVELOPMENT CERTIFICATES

An application for a Lawful Development Certificate for an existing use of the land or operational development **not supported by an 'established use' certificate**, will attract the same fee as for an equivalent planning application;

An application for a Lawful Development Certificate for an existing use of land or operational development which is **supported by an 'established use' Certificate**, will attract half the fee as for an equivalent planning application;

An application for a Lawful Development Certificate for a **proposed** use of buildings or other land or any operations proposed to be carried out in, on, over or under land, will attract half the fee as for an equivalent planning application.

INFORMATION FOR FEE CALCULATION

Floorspace denotes gross floorspace and includes covered floorspace, columns, chimney breasts, stairwells, lifts, plant room and open sided covered areas.

Floorspace is taken as an external measurement, including the thickness of external and internal walls.

Floorspace is calculated on the floorspace created by the new development, irrespective of what the floorspace or previous buildings on the site was.

Where an application fee could be calculated from more than one of the categories C to J, calculate both categories and submit the higher of the fees. If you are in any doubt concerning fees for mixed applications, please contact Development Control for advice.

EXEMPTIONS FROM FEES

No fees are payable for:-

1. Applications that are necessary because the proposal is permitted development, but has been prevented by a condition attached to a previous permission or by an Article 4 Direction.
2. Applications for extensions or alterations to a dwelling or in the curtilage of a dwelling where such works are solely to improve the access, safety, health or comfort or a disabled resident. Applicants will need to quote their Registered Disabled Number.
3. A revised application following a previous application will be exempt from a fee if it fulfills the following criteria:-
 - a) the revised application is received within 12 months of the date of grant/refusal of the original application;
 - b) the development is of the same character or description as the original application;
 - c) the site curtilage is the same (or part thereof) as the original application (and includes no additional land);
 - d) If the original application was withdrawn, the revised application must be received within 12 months of the date the original was registered;
 - e) the correct fee was paid in respect of the original application;
 - f) it must be the same application type as the previous application (e.g. outline, reserved matters, full permission);
 - g) the applicant may only have one fee exemption application against the original paid application.
 - h) Same applicant

If you have any queries concerning the correct fee for your application, please contact Registration, Development Control on the following telephone numbers 023 8028 5345 (Option 2)