

PLANNING APPLICATION FEES

CATEGORY	DEVELOPMENT OR OTHER WORK TO WHICH APPLICATION RELATES	FEE £
1	The erection of a dwelling or the material change of use of all or part of a building to create a dwelling including any associated works.	
A (Single Dwelling)	(i) For each dwelling-house up to 120 square metres erected or created (ii) For each dwelling house 120sqm or more in floor area erected or created	£650 £650 for the first 120 square metres and £5.15 for each additional square metre there after
B (Single Flat)	(i) For each flat up to 75 square metres erected or created (ii) For each flat 75 square metres or more in floor area erected or created	£325 £325 for the first 75 square metres and £5.15 for each additional square metre there after
C (Multiple Dwellings)	(i) For each of the multiple dwellings (max 3 in no.) up to 120 square metres erected or created (ii) For each of the multiple dwellings (max 3 in no.) 120 square metres or more in floor area erected or created (iii) For each of the multiple dwellings (4 and over) regardless of floor area	Per house £650 £650 per house for the first 120 square metre and £8.00 for each additional square metre £8.00 per square metre per house
D (Multiple Flats)	(i) For each of the multiple flats (max 3 in no.) up to 75 square metres erected or created (ii) For each of the multiple flats (max 3 in no.) 75 square metres or more in floor area erected or created (iii) For each of the multiple dwellings (4 and over) regardless of floor area	Per Flat £325 £325 per house for the first 75 square metre and £8.00 for each additional square metre £8.00 per square metre per flat
2	The erection of a building, or the extension to a building, not falling within category 1 or 4, in relation to, or within the curtilage of, a dwelling-house, including any associated works.	
A	for each building or extension of less than 20 square metres in floor area	£140
B	for each building or extension of 20 square metres or more in floor area	£140 for the first 20 square metres and £35 for each additional 10 square metres and for any additional part remaining of less than 10 square metres

3	The erection of a building (c), or the extension to a building (a or b), not falling within category 4, other than in relation to a dwelling-house or within the curtilage of a dwelling-house, including any associated works.	
A	for each extension of less than 20 square metres in floor area	£250
B	for each extension of 20 square metres or more in floor area	£250 for the first 20 square metres and £80 for each additional 10 square metres and for any additional part remaining of less than 10 square metres
C	(i) For the erection of a new building, other than a dwelling, up to 120 square metres (ii) For the erection of a new building, other than a dwelling, 120 square metres or more in floor area	£800 £800 for the first 120 square metres and £80 for each additional 10 square metres and for any additional part remaining of less than 10 square metres
4	For the carrying out of any minor or temporary development or other work not falling within category 5 and not involving a structural alteration to a building, for all such development or works.	45
5	For a material change of use of a building or other land other than a material change of use to create a dwelling.	175
6	For the carrying out of any development or other work not falling within any other category to this Table.	
A	For all such development or work, in respect of a site of 0.1 of a hectare ($\frac{1}{4}$ of an acre) in area or less.	£150
B	For all such development or work in respect of a site exceeding 0.1 of a hectare ($\frac{1}{4}$ of an acre) in area but not exceeding 1.0 of a hectare (2.49 acres) in area.	£38.50 for each 0.01 of a hectare
C	For all such development or work in respect of a site exceeding 1.0 of a hectare (2.49 acres) in area but not exceeding 2.0 of a hectare (4.94 acres) in area.	£7,500 for the first 1.0 of a hectare and £38.50 for each additional 0.01 of a hectare and for any additional part remaining of less than 0.01 of a hectare

D	For all such development or work in respect of a site exceeding 2.0 of a hectare (4.94 acres) in area.	£12,500 for the first 2.0 of a hectare and £250 for each additional 0.01 of a hectare and for any additional part remaining of less than 0.01 of a hectare
7	For Mixed Use Developments where an application includes more than one new building, includes both residential and non-residential, which requires a Masterplan	
	For all projects in this category the fee will include	Relevant land fee, Category 6, plus the relevant building fees, Category 1 & 3.

NOTES TO THE TABLE OF FEES

Category 1 Notes

- 1 For conversions of multiple dwellings into a single dwelling, the smallest unit will be charged.
- 2 For creation of multiple dwellings from a single dwelling, the largest dwelling proposed will be considered the retention of the single dwelling. The additional smaller dwelling unit(s) will be charged.

General

- 1 All fees will be capped at £125,000.
- 2 There is a general power for BDCC to waive all or reduce a fee payable having regard to all the circumstances of the application, including but not limited to:
 - Public interest
 - Status of the Developer
 - Nature of the Development
 - If the States of Alderney incur additional costs in dealing with the application

Retrospective applications

- 1 Where an application is made in respect development or other work which has been carried out without permission or in breach of any previous permission, including any condition of approval, the fee payable, to the extent that such application relates to such development or work, is double that otherwise payable in accordance with this Schedule.

Proposed development within more than one sub-category.

- 2 Where the application includes development or other work falling within more than one sub-category of the fees table then, subject to the other notes to this Schedule, the fee payable is calculated by adding the fees for each relevant sub-category together.

Demolition and associated works.

- 3 Despite paragraph 2 -
 - (a) Where a category or sub-category of development or other work is described as including works associated with that development or work a separate fee is not payable in respect of those associated works where they also fall within another category or sub-category to the Table, and
 - (b) where demolition is necessary to carry out other development or work falling within any category of this Table no additional fee is payable in respect of that demolition.

Interpretation.

- 4 In this schedule –

“A dwelling” means a separate and self-contained set of premises capable of use for residential purposes and includes a house, flat, bedsit, self-contained accommodation. The fee will apply to the aggregate floor space of all proposed structures, including those which are a change of use.

“associated works” means any works which can reasonably be regarded as necessary in order to carry out the description of development or other work in question and related terms shall be construed accordingly.

“floor area” means the gross aggregate of the area of all new floors created or formed by the development or other work, measured internally (from the eaves in the case of additional floor area in a roof space), including any floor area covered by internal walls or partitions.