

PLANNING APPLICATION FEES – 01.05.18.

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)	For one dwelling house erected or created of- (i) less than 120 square metres in floor area (ii) 120 square metres or more in floor area	£650. £650 for the first 120 square metres and £5.15 for each additional square metre thereafter.
B (Single Flat)	For one flat erected or created of- (i) less than 75 square metres in floor area (ii) 75 square metres or more in floor area	£325. £325 for the first 75 square metres and £5.15 for each additional square metre thereafter.
C (Multiple Dwellings)	For two or more dwelling houses erected or created- (i) For each dwelling house (max 3 in no.) of less than 120 square metres in floor area (ii) For each dwelling house (max 3 in no.) of 120 square metres or more in floor area (iii) For four or more dwelling houses	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)	For two or more flats erected or created- (i) For each flat (max 3 in no.) of less than 75 square metres in floor area (ii) For each flat (max 3 in no.) of 75 square metres or more in floor area (iii) For four or more flats	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 building of less than 120 square metres in floor area (ii) For the erection of a building of 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 the erection of a building or 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 of more than 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.	£150 for the first 0.1 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
C	For all such development or work in respect of a site of more than 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 of more than 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
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NOTES TO THE TABLE OF FEES

Maximum fee per application

1 The relevant fee payable in accordance with the table and these notes is subject to a maximum of £200,000 per application.

Retrospective applications

2 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.

3 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 category or sub-category together.

Demolition and associated works.

4 Despite paragraph 3 -

(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.

5 In this schedule –

“**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.