

Development Management - Pre-Application Fees and Charges 2023/24

Development Type		Category	Fee (VAT will be added to the fee levels stipulated below)		
			Written advice only	Meeting (initial)	Meeting (follow up)
Request for confirmation regarding removal of Permitted Development rights			£25.00		
Householder (alterations or extensions to existing dwellings or development within the curtilage of a dwelling)			£55.00	£100.00	50% of initial meeting fee
New dwellings	Outline	Site area less than 0.5 Ha	£100.00 per 0.1 Ha or part thereof	£160.00 per 0.1 Ha or part thereof	50% of initial meeting fee
		Site area between 0.5 Ha and 2.499 Ha	£450.00	£720.00	
		Site area 2.5 Ha or more		£1,400.00	
	Full	Less than 10 dwellings	£80.00 for first dwelling + £45.00 for each additional dwelling	£120.00 for first dwelling + £75.00 for each additional dwelling	
		10 - 49 dwellings	£525.00	£825.00	
		50 or more dwellings		£1,540.00	
	Reserved Matters	Less than 10 dwellings	£60.00 for first dwelling + £30.00 for each additional dwelling	£100.00 for first dwelling + £60.00 for each additional dwelling	
		10 - 49 dwellings	£450.00	£720.00	
		50 or more dwellings		£1,400.00	
New buildings (and other structures) other than dwellings	Outline	Site area less than 1.0 Ha	£50.00 per 0.2 Ha or part thereof	£80.00 per 0.2 Ha or part thereof	50% of initial meeting fee
		Site area between 1.0 Ha and 1.999 Ha	£300.00	£480.00	
		Site area 2.0 Ha or more	£450.00	£700.00	
	Full	Floor area less than 1000m ²	£60.00 per 200m ² or part thereof	£90.00 per 200m ² or part thereof	
		Floor area between 1000m ² and 1999m ²	£350.00	£550.00	
		Floor area 2000m ² or more	£525.00	£770.00	
	Reserved Matters	Floor area less than 1000m ²	£50.00 per 200m ² or part thereof	£80.00 per 200m ² or part thereof	
		Floor area between 1000m ² and 1999m ²	£300.00	£480.00	
		Floor area 2000m ² or more	£450.00	£700.00	
Change of use (other than to dwellings)		Floor area less than 1000m ²	£60.00 per 200m ² or part thereof	£90.00 per 200m ² or part thereof	50% of initial meeting fee
		Floor area between 1000m ² and 1499m ²	£350.00	£550.00	
		Floor area 1500m ² or more	£525.00	£770.00	
Agricultural buildings			£70.00	£120.00	50% of initial meeting fee
Advertisements			£55.00	£90.00	50% of initial meeting fee
Other applications		Site area less than 1.0 Ha	£60.00 per 0.2 Ha or part thereof	£100.00 per 0.2 Ha or part thereof	50% of initial meeting fee
		Site area between 1.0 Ha and 1.999 Ha	£350.00	£510.00	
		Site area 2.0 Ha or more		£770.00	
Schedule 1 or Schedule 2 EIA development				£770.00	50% of initial meeting fee

Building Regulation Charges with effect from 1 January 2023
TABLE A - Standard charges for the creation or conversion to new dwellings

Number of dwellings	Charge	Building Regulation Full Plans Application Charge	Building Notice Charge	Regularisation Charge	Part P* Additional Charge
		£	£	£	£
1	Net	650.00	650.00	825.00	175.00
	VAT	130.00	130.00		35.00
	Total	780.00	780.00	825.00	210.00
2	Net	850.00	850.00	1,100.00	200.00
	VAT	170.00	170.00		40.00
	Total	1,020.00	1,020.00	1,100.00	240.00
3	Net	1,050.00	1,050.00	1,400.00	275.00
	VAT	210.00	210.00		55.00
	Total	1,260.00	1,260.00	1,400.00	330.00
4	Net	1,250.00	1,250.00	1,625.00	300.00
	VAT	250.00	250.00		60.00
	Total	1,500.00	1,500.00	1,625.00	360.00
5	Net	1,500.00	1,500.00	1,900.00	400.00
	VAT	300.00	300.00		80.00
	Total	1,800.00	1,800.00	1,900.00	480.00

Note: For 6 or more dwellings or if the floor area of a dwelling exceeds 300m² the charge is individually assessed

* The Part P additional charge should be added when a person who **is not** a Part P registered electrician carries out notifiable electrical work. A Part P registered electrician is a qualified electrician who is registered under an **Approved Competent Persons Scheme**. In order to recover the Local Authority costs if anyone other than a part P registered electrician undertakes the electrical work the additional charge is payable.

Building Regulation Charges with effect from 1 January 2023
TABLE B - Standard charges for domestic extensions to a single building

Category	Description	Charge	Building Regulation Full Plans Application Charge	Building Notice Charge	Regularisation Charge	Part P* Additional Charge
			£	£	£	£
1	Extension with floor area not exceeding 10m ²	Net	330.00	330.00	425.00	175.00
		VAT	66.00	66.00		35.00
		Total	396.00	396.00	425.00	210.00
2	Extension with floor area exceeding 10m ² but not exceeding 40m ²	Net	450.00	450.00	575.00	175.00
		VAT	90.00	90.00		35.00
		Total	540.00	540.00	575.00	210.00
3	Extension with floor area exceeding 40m ² but not exceeding 60m ²	Net	575.00	575.00	735.00	175.00
		VAT	115.00	115.00		35.00
		Total	690.00	690.00	735.00	210.00
4	Loft conversion that does not include the construction of a dormer with floor area not exceeding 40m ²	Net	375.00	375.00	475.00	175.00
		VAT	75.00	75.00		35.00
		Total	450.00	450.00	475.00	210.00
5	Loft conversion that does include the construction of a dormer with floor area not exceeding 40m ²	Net	450.00	450.00	575.00	175.00
		VAT	90.00	90.00		35.00
		Total	540.00	540.00	575.00	210.00
6	Erection or extension of a garage or carport with floor area not exceeding 40m ²	Net	275.00	275.00	350.00	175.00
		VAT	55.00	55.00		35.00
		Total	330.00	330.00	350.00	210.00
7	Erection or extension of a garage or carport with floor area exceeding 40m ² but not exceeding 80m ²	Net	375.00	375.00	475.00	175.00
		VAT	75.00	75.00		35.00
		Total	450.00	450.00	475.00	210.00
8	Conversion of a domestic garage to a habitable room(s)	Net	300.00	300.00	375.00	175.00
		VAT	60.00	60.00		35.00
		Total	360.00	360.00	375.00	210.00

* The Part P additional charge should be added when a person who **is not** a Part P registered electrician carries out notifiable electrical work. A Part P registered electrician is a qualified electrician who is registered under an **Approved Competent Persons Scheme**. In order to recover the Local Authority costs if anyone other than a part P registered electrician undertakes the electrical work the additional charge is payable.

Building Regulation Charges with effect from 1 January 2023
TABLE C - Standard charges for domestic alterations to a single building

Category	Description	Charge	Building Regulation Full Plans Application Charge	Building Notice Charge	Regularisation Charge	Reduction **	
			£	£	£	£	
1	Internal alterations, installation of fittings (not electrical) and/or structural:						
	Estimated value up to £5,000	Net	200.00	200.00	250.00	50%	
		VAT	40.00	40.00			
		Total	240.00	240.00	250.00		
	Estimated value exceeding £5,001, up to £10,000	Net	325.00	325.00	425.00	50%	
		VAT	65.00	65.00			
		Total	390.00	390.00	425.00		
	Estimated value exceeding £10,001, up to £20,000	Net	375.00	375.00	475.00	50%	
		VAT	75.00	75.00			
		Total	450.00	450.00	475.00		
	Estimated value exceeding £20,001, up to £30,000	Net	475.00	475.00	625.00	50%	
		VAT	95.00	95.00			
		Total	570.00	570.00	625.00		
	Estimated value exceeding £30,001, up to £40,000	Net	575.00	575.00	750.00	50%	
		VAT	115.00	115.00			
		Total	690.00	690.00	750.00		
	2	Underpinning	Net	325.00	325.00	425.00	50%
			VAT	65.00	65.00		
Total			390.00	390.00	425.00		
3	Renovation of a thermal element to a single dwelling	Net	175.00	175.00	225.00	50%	
		VAT	35.00	35.00			
		Total	210.00	210.00	225.00		
4	Window replacement (non-competent persons scheme) - per installation of up to 20 windows	Net	125.00	125.00	150.00	50%	
		VAT	25.00	25.00			
		Total	150.00	150.00	150.00		
5	Electrical work (non-competent persons scheme):						
	Any electrical work, other than the rewire of a dwelling	Net	175.00	175.00	225.00		
		VAT	35.00	35.00			
		Total	210.00	210.00	225.00		
	The re-wiring of, or new installation in, a dwelling	Net	300.00	300.00	375.00		
		VAT	60.00	60.00			
		Total	360.00	360.00	375.00		

** When it is intended to carry out additional building work on a dwelling at the same time that any of the work to which Table B relates then the charge for this additional work shall be reduced by the amount shown in the table.

Building Regulation Charges with effect from 1 January 2023

Other Charges (Non-VATABLE)	
Description	£
To resolve case and issue a Completion Certificate where work has been completed or occupied for 6-12 months and request for a Certificate is made by the applicant	100.00
To resolve case and issue a Completion Certificate where work has been completed or occupied for more than 12 months and request for a Certificate is made by the applicant	200.00
Application withdrawn - any type	Individually determined

TABLE D - Standard charges for non-domestic work - extensions & new build

Category	Description	Charge	BUILDING USAGE			
			Industrial and Storage Use		All Other Use Classes	
			Building Regulation Full Plans Application Charge	Regularisation Charge	Building Regulation Full Plans Application Charge	Regularisation Charge
			£	£	£	£
1	Floor area not exceeding 10m ²	Net	325.00	450.00	325.00	425.00
		VAT	65.00		65.00	
		Total	390.00	450.00	390.00	425.00
2	Floor area exceeding 10m ² but not exceeding 40m ²	Net	450.00	575.00	650.00	850.00
		VAT	90.00		130.00	
		Total	540.00	575.00	780.00	850.00
3	Floor area exceeding 40m ² but not exceeding 80m ²	Net	650.00	825.00		
		VAT	130.00			
		Total	780.00	825.00		

Building Regulation Charges with effect from 1 January 2023

TABLE E - Standard charges for non-domestic alterations

Category	Description	Charge	Building Regulation Full Plans Application Charge	Regularisation Charge
			£	£
1	Alterations not described elsewhere, including structural alterations and installation of controlled fittings			
	Estimated value up to £5,000	Net	200.00	275.00
		VAT	40.00	
		Total	240.00	275.00
	Estimated value exceeding £5,001, up to £10,000	Net	325.00	450.00
		VAT	65.00	
		Total	390.00	450.00
	Estimated value exceeding £10,001, up to £20,000	Net	375.00	500.00
		VAT	75.00	
		Total	450.00	500.00
	Estimated value exceeding £20,001, up to £30,000	Net	475.00	650.00
		VAT	95.00	
		Total	570.00	650.00
	Estimated value exceeding £30,001, up to £40,000	Net	575.00	800.00
VAT		115.00		
Total		690.00	800.00	
2	Electrical work (non-competent persons scheme):			
	Any electrical work, other than the rewire of a dwelling	Net	175.00	225.00
		VAT	35.00	
		Total	210.00	225.00
	The re-wiring of, or new installation in, a dwelling	Net	300.00	375.00
		VAT	60.00	
Total		360.00	375.00	
3	Window replacement (non-competent persons scheme) - per installation of up to 20 windows	Net	175.00	225.00
		VAT	35.00	
		Total	210.00	225.00