

Planning Application Fees from 1st April 2009

How much will it cost ?

Fees for Planning Applications set by Central Government are:-

House Extensions (House Alterations & Extensions)

£145 for each house, maximum £290.

Outline

£290 for each 0.1 Ha. or part thereof up to £7,250 (single house £290).

Residential

£290 for each house, up to £14,500.

Other Buildings (except Plant & Machinery)

Below 40m² is £145; 41 - 75m² £290, above 75m² £290 for each 75m² or part thereof up to £14,500.

Plant and Machinery

£290 for each 0.1 Ha. up to £14,500.

Minerals (Except Peat), Waste Disposal

£145 for each 0.1Ha. up to £21,750.

Peat

£145 for each 1.0 Ha. up to £2,175.

Car Parking and Access

£145.

Engineering and other operations

£145 for each 0.1 Ha. up to £1,450.

Change of Use

£290.

Conversion of houses into flats

£290 for each extra unit up to a maximum of £14,500.

Shop Front

£145.

Renewal of Temporary Consent

£145.

Waiver of Planning Conditions

£145.

Agricultural Works

Outline - £290 for each 0.1 Ha. up to £7,250.

Buildings - up to 465m² - NIL; 466m² - 540m² is £290, and £290 for each additional 75m² up to £14,500.

There is no fee where house extensions are specifically for the handicapped. If in doubt, please ask.

Additional Publicity

If your application falls within any of the following categories, an additional fee for the advertising of your application is required.

1. the construction or installation of buildings for use as a public convenience.
2. the construction of buildings or other operations, or use of land -
 - a) for the disposal of refuse or waste materials, or for the storage or recovery of reusable metal;
 - b) for the retention, treatment or disposal of sewage, trade-waste, or effluent other than -
 - (i) the construction of pumphouses in a line of sewers;
 - (ii) the construction of septic tanks and cesspools serving single dwelling-houses, or single caravans, or single buildings in which not more than 10 people will normally reside, work or congregate.
 - (iii) the laying of sewers; or
 - (iv) works ancillary to those described in sub-paragraphs (i) to (ii).
 - c) as a scrap yard or coal yard; or
 - d) for the winning or working of minerals.
3. the construction of buildings or use of land or buildings for the purpose of slaughtering animals (including fish and poultry) or the processing of animal carcasses for final disposal or as part of the production of other goods.
4. the construction or use of buildings for any of the following purposes -
 - Building for indoor games
 - Cinema
 - Dancing
 - Fun Fair
 - Hot Food Shop
 - Gymnasium (not part of a school, college or University)
 - Licensed Premises
 - Music Hall
 - Skating Rink
 - Swimming Pool or Theatre.
5. the construction of buildings for the use of buildings or land as -
 - a) a crematorium or a cemetery.
 - b) a zoo, or wildlife park, or for the business of boarding or breeding animals.
6. the construction of buildings and use of buildings or land for motor racing.
7. the construction of a building to a height exceeding 20 metres.
8. the construction of buildings, operations and use of buildings or land which will -
 - a) affect residential property by reason of fumes, noise, vibration, smoke, artificial lighting or discharge of any solid or liquid substance.
 - b) alter the character of an area of established amenity.
 - c) bring crowds into a generally quiet area.
 - d) cause activity and noise between the hours of 8pm and 8am; or
 - e) introduce significant change into a homogeneous area.

In addition, if we have to advertise the proposal as there are no premises on neighbouring land, or the proposal is considered to be a potential departure to the Development Plan, or you cannot notify land owners or agricultural tenants, we will ask you to reimburse the cost.

Costs for the advert will be charged on a pro-rata basis. You will be informed of this by letter. Your decision notice will not be issued until full payment has been received.