

Planning application fees, planning advice charges & service levels



Effective from 6 December 2023

	Planning Application Fee (no VAT)	Planning Advice Fees (inc VAT)
Discharge of Conditions		
Householder	£43 per request	N/A
Other	£145 per request	
Residential (see also prior approvals for dwellinghouses below)		
Domestic Enquiry Form (is permission needed?)	No current charge	£58
Domestic Extensions and ancillary works Enlargement, improvement or alteration of existing dwelling & erection of sheds, fences, gates, walls, means of enclosure etc for purposes ancillary to the existing dwellinghouse	£258 for applications relating to one dwelling. £509 for applications relating to two or more dwellings.	£58
Prior Approval for Larger Householder Extensions	£120	£58
Enlargement of a dwellinghouse, by construction of additional storeys made under Class AA of Part 1 Schedule 2 GPDO	£120	Covered by other categories
New Dwellings Outline Applications for dwellinghouses	£578 for each 0.1ha (or part) up to 0.5ha. If exceeds 0.5ha then £624 for each 0.1ha (or part) up to 2.5ha. If exceeds 2.5ha then £15,433 and £186 for each 0.1ha (or part) over 2.5ha (max. £202,500)	£248 for up to 0.5ha 10% of planning fee +VAT (max of £2,484+VAT)
New Dwellings Permission in Principle Applications for dwellinghouses	£503 for each 0.1ha (or part)	
In Other Cases - Full applications/Reserved Matters, Changes of use of a building to dwellinghouse(s) or a single dwelling to two or more dwellings	£578 per dwelling created up to 10. If exceeds 10 dwellings then £624 per dwelling created up to 50. If exceeds 50 dwellings then £30,860 and £186 for each over 50 (max. £405,000)	£248 1-5 Dwellings £331 6-14 Dwellings 10% of the planning fee +VAT for 15 Dwellings+ (max £2,484+VAT)
Other Buildings and Structures eg Employment, Retail etc (Gross Floorspace)		
Outline applications for the erection of buildings (other than listed elsewhere in this schedule)	£578 for each 0.1ha (or part) up to 1ha. If exceeds 1ha then £624 for each 0.1ha (or part) up to 2.5ha. If exceeds 2.5ha then £15,433 and £186 for each 0.1ha (or part) over 2.5ha (max. £202,500)	£166 for sites under 0.5ha 10% of the Planning fee +VAT sites 0.5ha+ (max £1,656+VAT)
Permission in Principle applications for the erection of buildings (other than listed elsewhere in this schedule)	£503 for each 0.1ha (or part)	
Full applications/Reserved Matters for the erection of buildings (other than listed elsewhere in the schedule)	£293 up to 40 sq m. If exceeds 40 sq m but less than 1,000 sq m then £578 for each 75sq m (or part) up to 1,000 sq m. If exceeds 1,000 sq m but less than 3750 sq m then £624 for each 75sq m (or part) up to 3,750 sq m. If exceeds 3,750 sq m then £30,680 and £186 for each 75sq m (or part) up to a maximum of £405,000	£82 for less than 40 sqm £248 41 - 400sqm 10% of the Planning fee +VAT 400 sqm+ (max £1,656+VAT)

	Planning Application Fee (no VAT)	Planning Advice Fees (inc VAT)
Other Buildings and Structures eg Employment, Retail etc. continued...		
The erection, alteration or replacement of plant/machinery	£578 for each 0.1ha (or part) up to 1ha. If exceeds 1ha then £624 for each 0.1ha (or part) up to 5ha. If exceeds 5ha then £30,860 and £186 for each 0.1ha (or part) over 5ha (max. £405,000)	£248 for under 0.5ha 10% of the Planning fee +VAT 0.5ha+ (max £1,656 +VAT)
Construction of car parks, service roads etc. where the development is required for a purpose incidental to the existing use of the land	£293	£82
PNC - Prior Notification Commercial	£120 per request	N/A
Agriculture (Gross Floorspace Applies) The erection, on land used for agriculture, of buildings to be used for agricultural purposes (other than glasshouses)		
Outline	£578 for each 0.1ha (or part) up to 1ha. If exceeds 1ha then £624 for each 0.1ha (or part) up to 2.5ha. If exceeds 2.5ha then £15,433 and £186 for each 0.1ha (or part) over 2.5ha (max. £202,500)	£166 for sites under 0.5ha 10% of the Planning fee +VAT sites 0.5ha+ (max of £1,656+VAT)
Permission in Principle applications for the erection of buildings (other than listed elsewhere in this schedule)	£503 for each 0.1ha (or part)	
Full applications/Reserved Matters	£120 for up to 465 sq m. If exceeds 465 sq m then £578 up to 540 sq m . If exceeds 540 sq m then £578 and £578 for each 75 sq m (or part) up to 1,000 sq m. If exceeds 1,000 sq m then £624 and £624 for each 75 sq m (or part) up to 4,215 sq m. If exceeds 4215 sq m then £30,680 and £186 for each 75sq m (or part) over 4,215 sq m (max. £405,000)	£58 £82 £248
Agricultural Glasshouses	£120 for up to 465 sq m. If exceeds 465 sq m then £3,225 up to 1,000 sq m. If exceeds 1,000 sq m then £3,483	£58 £248
Change of Use		
Change of Use (other than those listed elsewhere in this schedule)	£578	£166
Certificate of Lawfulness		
a) For an EXISTING use/development		
i) Residential Uses	£578 per dwelling created up to 10. If exceeds 10 dwellings then £624 per dwelling created up to 50. If exceeds 50 dwellings then £30,860 and £186 for each over 50 (max. £405,000)	N/A
ii) Use of Land or any operation	Normal fee appropriate to use or operation	N/A
iii) Not complying with a condition	£293	N/A
b) For a PROPOSED use/development	Half the normal fee appropriate to that use/development	N/A

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Determination whether prior Approval of details required		
Agricultural Buildings: access roads & other operations	£120	Covered by other categories
Demolition	£120	Covered by other categories
Forestry Buildings: access roads & other operations	£120	Covered by other categories
Telecommunications - siting and appearance	£578	Covered by other categories
Changes of use under Classes G, H, P, PA, R, S and T of Part 3 of Sch 2 to the GPDO	£120	Covered by other categories
Changes of use under Classes M, N and Q of Part 3 of Schedule 2 to the GPDO	£120 or £258 if it includes building operations with the change of use	Covered by other categories
Change of use from Commercial, Business and Service use (Class E) to dwelling-houses (Class C3) under Class MA of Part 3 of Schedule 2 to the GPDO	£125 per dwellinghouse created	Covered by other categories
Erection or Construction of a Collection Facility within the Curtilage of a Shop	£120	Covered by other categories
Temporary Use of Buildings or Land for the Purpose of Commercial Film-Making and the Associated Temporary Structures, Works, Plant or Machinery required in Connection with that Use	£120	Covered by other categories
Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings, up to a Capacity of 1 Megawatt	£120	Covered by other categories
Construction of new dwellinghouses under Part 20 of Schedule 2 to the GPDO	£418 per dwelling (not more than 10) £451 per dwelling (not more than 50) Where more than 50 dwellings, £22,309 and an additional £135 for each over 50 (max. £405,000)	Covered by other categories
Erection, extension or alteration of university buildings made under Class M of Part 7 of Schedule 2 of the GPDO	£120	Covered by other categories
Other Categories		
Create Playing Fields for sports clubs etc	£578	No Fee
Variation or removal of a condition.	£293	£58
Vehicular Access onto a classified/trunk road	£293	£58
High Hedges complaints	£503	N/A
Shopfronts	£293	£58
Permission in Principle	£503 for each 0.1 hectare of the site area	Covered by other categories
Advertisements		
Advertisements relating to the business or person operating from the premises	£165	No Fee
Advance signs directing the public to a business	£165	No Fee
All other adverts e.g. hoardings	£578	No Fee
Development crossing Planning Authority boundaries		
Only one fee paid to the authority having the larger site.	One and half times the amount that would have been payable if application had fallen to be made to a single authority	Covered by other categories

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Exemptions		
Extensions or other alterations to a dwelling solely to assist a disabled occupier cope with a specific disability	No fee (evidence of disability required)	No Fee (evidence of disability required)
Revised applications submitted within 12 months of refusal or withdrawal (N.B. approvals no longer benefit from this exemption) of original application with no application by applicant having already been exempt.	No fee (limited to one application only)	Covered by other categories
Listed Building/Demolition in a Conservation Area	No fee	Covered by other categories
Lop/fell trees covered by Tree Preservation Order	No fee	No Fee
Alternative applications for one site (submitted on same date)	Highest of fees plus half of the rest	Covered by other categories
Applications by Parish/Community Councils	Half the normal fee	No Fee
Application for Non-Material Amendment following a grant of Planning Permission		
If application is a 'Householder' application	£43	No Fee
In any other case	£293	No Fee
Application for Minor-Material Amendment following a grant of Planning Permission		
All applications	£293	No Fee
Any other Operations not coming within any of the above categories		
All applications	£293 for each 0.1 hectare of the site area, subject to a maximum of £2,535	£82 minimum charge or 10% planning fee whichever is greater
Planning Site Histories & Miscellaneous Enquiries		
Planning site histories	N/A	£82
Miscellaneous enquiries not in categories above	N/A	£82
County Matters - Minerals, Waste, Gas and Oil Exploration		
Please contact the County Council		

Pre-application discussions:

Service levels:

In introducing charges for pre-application advice the Council wishes to ensure a consistency of our service: The following points are therefore relevant.

The service will provide:-

- Confirmation of request including a reference number, which should be quoted in all correspondence.
- Allocation to a named case officer.
- A request for further information if necessary.
- A meeting or site visit if necessary.
- A written response by letter sent either via the post or e-mail.
- A written response within 15 working days. In more complex cases this response may only be an initial reply with a full reply to follow.
- With an initial request the Council will provide a written response and if required a meeting/ site visit and one follow up response (whether that be in writing or in a meeting). Charges will then apply for any further advice required.

Extent of advice:

The precise nature and content of advice will vary from case to case. The level of advice will depend on the amount of information provided by the enquirer. The advice which may typically be included in a written response would comprise: -

- Identification of any key planning policies and constraints which may affect the proposal.
- Site history.
- Responses to any consultation (not neighbours).
- A broad assessment of whether the principle of the proposed scheme is acceptable or not, including reference to factors which require further investigation or consideration.
- Likely Section 106 contributions needed.
- If applicable, the enquirer will be signposted to the relevant planning application validation requirements.

Limitations

- We do not draw plans or design the proposal for the applicant.
- The advice is given in good faith and not binding on the Council. The formal decision of the Council can only be given with the submission of a planning application. There is no guarantee that planning permission will be granted for a future application.
- The fee is not refundable.