

Planning application fees, planning advice charges & service levels



Effective from 6 April 2024

	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 dwelling houses below)		
Domestic Enquiry Form (is permission needed?)	N/A	£72.50
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 dwelling house	£258 for applications relating to one dwelling. £509 for applications relating to two or more dwellings.	£72.50 per dwelling
Prior Approval for Larger Householder Extensions	£120	£72.50
Enlargement of a dwelling house, 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 dwelling houses	£578 for each 0.1 ha (or part) of sites under 0.5 ha. If 0.5 ha or more, then £624 for each 0.1 ha (or part) of sites up to 2.5 ha. If more than 2.5 ha, then £15,433 plus an additional £186 for each 0.1 ha (or part) of sites in excess of 2.5 ha (max. £202,500)	£310 for sites under 0.5 hectares 10% of the planning fee +VAT for sites of 0.5 ha or more (max £2,025 +VAT)
New Dwellings Permission in Principle Applications for dwelling houses	£503 for each 0.1ha (or part)	
In Other Cases - Full applications/Reserved Matters, Changes of use of a building to dwelling house(s) or a single dwelling to two or more dwellings	£578 per dwelling under 10 dwellings. If 10 dwellings or more, then £624 per dwelling created up to 50. If more than 50, then £30,860 plus an additional £186 for each dwelling created in excess of 50 (max. £405,000)	£310 for fewer than 10 dwellings 10% of the planning fee +VAT for 10 or more dwellings (max £4,050 +VAT)
Other Buildings and Structures eg Employment, Retail etc (Site Area or Gross Floorspace)		
Outline applications for the erection of buildings (other than listed elsewhere in this schedule)	£578 for each 0.1 ha (or part) of sites under 1.0 ha. If 1.0 ha or more, then £624 for each 0.1 ha (or part) of sites up to 2.5 ha. If more than 2.5 ha, then £15,433 plus an additional £186 for each 0.1 ha (or part) of sites in excess of 2.5 ha (max. £202,500)	£310 for sites under 1.0 hectare 10% of the planning fee +VAT for sites of 1.0 ha or more (max £2,025 +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 for 40 sq m or less gross floor space created. If more than 40 sq m created, £578 for each 75 sq m (or part) under 1,000 sq m. If 1,000 sq m or more, then £624 for each 75 sq m (or part) under 3,750 sq m. If 3,750 sq m or more, then £30,680 plus an additional £186 for each 75 sq m (or part) created in excess of 3,750 sq m (max. £405,000)	£102.50 where 40 sq m or less gross floor space created £310 where more than 40 sq m but less than 1,000 sq m created 10% of the planning fee +VAT where 1,000 sq m or more created (max £4,050 +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 0.1 ha (or part) of sites under 1.0 ha. If 1.0 ha or more, then £624 for each 0.1 ha (or part) of sites up to 5.0 ha. If more than 5.0 ha, then £30,860 plus an additional £186 for each 0.1ha (or part) of sites in excess of 5.0 ha (max. £405,000)	£310 for sites under 1.0 hectare 10% of the planning fee +VAT for sites of 1.0 ha or more (max £4,050 +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	£102.50
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 0.1 ha (or part) of sites under 1.0 ha. If 1.0 ha or more, then £624 for each 0.1 ha (or part) of sites up to 2.5 ha. If more than 2.5 ha, then £15,433 plus an additional £186 for each 0.1 ha (or part) of sites in excess of 2.5 ha (max. £202,500)	£310 for sites under 1.0 hectare 10% of the planning fee +VAT for sites of 1.0ha or more (max £2,025 +VAT)
Permission in Principle applications for the erection of buildings (other than listed elsewhere in this schedule)	£503 for each 0.1ha (or part) for all sites	
Full applications/Reserved Matters	£120 for 465 sq m or less gross floor space created. If more than 465 sq m, £578 for up to 540 sq m plus an additional £578 for each 75 sq m (or part) in excess of 540 sq m up to 1,000 sq m. If 1,000 sq m or more, then £624 and £624 for each 75 sq m (or part) in excess of 1,000 sq m up to 4,215 sq m. If more than 4,215 sq m, then £30,680 plus £186 for each 75 sq m (or part) created in excess of 4,215 sq m (max. £405,000)	£72.50 where 465 sq m or less gross floor space created £102.50 where 465 – 540 sq m £310 where 540 – 1,000 sq m 10% of the planning fee +VAT where 1,000 sq m or more created (max £4,050 +VAT)
Agricultural Glasshouses	£120 for up to 465 sq m, then £3,225 up to 1,000 sq m, then £3,483	£72.50 £310 £348.30 +VAT
Change of Use		
Change of Use (other than those listed elsewhere in this schedule)	£578	£207.50
Certificate of Lawfulness		
a) For an EXISTING use/development		
i) Residential Uses	£578 per dwelling under 10 dwellings. If 10 dwellings or more, then £624 per dwelling created up to 50. If more than 50, then £30,860 plus an additional £186 for each dwelling created in excess of 50 (max. £405,000)	N/A
ii) Use of Land or any operation		
iii) Not complying with a condition	Normal fee appropriate to use or operation £293	N/A N/A
b) For a PROPOSED use/development	Half the normal fee appropriate to that use/development	N/A

	Planning Application Fee (no VAT)	Planning Advice Fees (inc VAT)
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 dwelling house 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 dwelling houses 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	£72.50
Vehicular Access onto a classified/trunk road	£293	£72.50
High Hedges complaints	£502.50	N/A
Shopfronts	£293	£102.50
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

	Planning Application Fee (no VAT)	Planning Advice Fees (inc VAT)
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)
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	N/A
In any other case	£293	N/A
Application for Minor-Material Amendment following a grant of Planning Permission		
All applications	£293	£72.50
Any other Operations not coming within any of the above categories		
All applications	£293 for each 0.1 hectare (or part thereof) of site area, subject to a maximum £2,535	£102.50 minimum or 10% planning fee +VAT whichever is greater
Planning Site Histories & Miscellaneous Enquiries		
Planning site histories	N/A	£116
Miscellaneous enquiries not in categories above	N/A	£116
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.