

Planning Fees

1. Erection of dwellings or houses

Outline applications:-

Site area not more than 0.5 ha	£578 for each 0.1 ha (or part thereof)
Site area between 0.5 ha and 2.5 ha	£624 for each 0.1 ha (or part thereof)
Site area more than 2.5 ha	£15,433 + £186 for each additional 0.1 ha (or part thereof) in excess of 2.5 ha. Maximum fee of £202,500

Full or Reserved Matter applications:

Not more than 10 dwellinghouses	£578 for each dwellinghouse
Between 10 and 50 dwellinghouses	£624 for each dwellinghouse
More than 50 dwellinghouses	£30,860 + £186 for each additional dwellinghouse in excess of 50. Maximum fee of £405,000

2. Erection of Buildings

Outline applications:

Site area not more than 1 ha	£578 for each 0.1 ha (or part thereof)
Site area between 0.5 ha and 2.5 ha	£624 for each 0.1 ha (or part thereof)
Site area more than 2.5 ha	£15,433 + £186 for each additional 0.1 ha (or part thereof) in excess of 2.5 ha. Maximum fee of £202,500

Full or Reserved Matter applications:

No increase in gross floorspace or no more than 40 sqm	£293
More than 40 sqm gross floor space but no more than 1,000 sqm	£578 for each 75 sqm (or part thereof)
Between 1,000 sqm and 3,750 sqm of gross floorspace	£624 for each 75 sqm (or part thereof)
More than 3,750 sqm of gross floorspace	£30,680 + £186 for each additional 75 sqm (or part thereof) in excess of

	3,750 sqm. Maximum fee of £405,000
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3. Erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes

Not more than 465 sqm gross floor space	£120
More than 465 sqm gross floor space but not more than 540 sqm	£578
More than 540 sqm gross floor space but not more than 1,000 sqm	£578 for first 540 sqm + £578 for each additional 75 sqm in excess of 540 sqm
Between 1,000 sqm gross floorspace and 4,125 sqm	£624 for first 1,000 sqm + £624 for each additional 75 sqm in excess of 1,000 sqm
More than 4,215 sqm gross floor space	£30,860 + £186 for each additional 75 sqm (or part thereof) in excess of 4,215 sqm. Maximum fee of £405,000

4. Erection of glasshouse on land used for agriculture

Not more than 465 sqm gross floorspace	£120
More than 465 sqm gross floorspace but not more than 1,000 sqm	£3,483

5. Erection, alteration, or replacement of plant or machinery

Site area not more than 1 ha	£578 for each 0.1 ha (or part thereof)
Site area more than 1 ha but not more than 5 ha	£624 for each 0.1 ha (or part thereof)
Site area more than 5 ha	£30,860 + £186 for each additional 0.1 ha (or part thereof) in excess of 5 ha. Maximum fee of £405,000

6. Enlargement, improvement or other alteration of existing dwellinghouses

Application relates to one dwellinghouse	£258
Application relates to 2 or more dwellinghouses	£509

7. Erection of buildings (outhouses etc), gates, fences or walls within the curtilage of a dwellinghouse

Cost - £258

8. Construction of car parks, service roads and other means of access where the development is required for a purpose incidental to the existing use of the land (including crossovers to dwellinghouses)

Cost - £293

9. The carrying out of operations connected with exploratory drilling for oil or natural gas

Site area not more than 7.5 ha	£686 for each 0.1 ha (or part thereof)
Site area more than 7.5 ha	£51,395 + £204 for each 0.1 ha in excess of 15 ha. Maximum fee of £105,300

10. Operations (other than exploratory drilling) for the winning and working of natural gas

Site area not more than 15 ha	£347 for each 0.1 ha (or part thereof)
Site area more than 15 ha	£52,002 + additional £204 for each 0.1 ha in excess of 15 ha. Maximum fee of £105,300

11. The carrying out of operations not coming within any of the above categories

Any site area	£293 for each 0.1 ha (or part thereof). Maximum fee of £2,535
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12. In the case of operations for the winning and working of minerals

Site area not more than 15 ha	£316 for each 0.1 ha (or part thereof)
More than 15 ha	£47,161 + additional £186 for each 0.1 ha in excess of 15 ha. Maximum fee of £105,300

13. Change of use of a building to use as one or more separate dwellinghouses

Not more than 10 dwellinghouses	£578 for each dwellinghouse
Between 10 and 50 dwellinghouses	£624 for each dwellinghouse
More than 50 dwellinghouses	£30,860 + £186 for each additional dwellinghouse in excess of 50. Maximum fee of £405,000

14. Other change of use of a building or land

Cost - £578

15. Use of land for the disposal of waste or refuse materials, the deposit of material remaining after minerals have been extracted from land, the storage of minerals in the open

Site area not more than 15 ha	£316 for each 0.1 ha (or part thereof)
Site area more than 15 ha	£47,161 + £186 for each additional 0.1 ha (or part thereof) in excess of 15 ha. Maximum fee of £105,300

16. Lawful Development Certificates

Existing use or operation	Same as full
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Existing use or operation – lawful not to comply with any condition or limitation	£293
Proposed use or operation	Half the normal planning fee

17. Prior Approval (under permitted development rights)

Larger homes extensions	£120
Additional storeys on a home	£120
Agriculture and forestry buildings	£120
Demolition of buildings	£120
Communications (telecoms masts etc)	£578
Change of use from commercial/business/service (Use Class E), or betting shop or pay day loan shop to mixed use including up to 2 flats (Use Class C3)	£120
Change of use of a building and any land within its curtilage from commercial/business/service (Use Class E), Hotels (Use Class C1), Residential Institutions (Use Class C2), Secure residential institutions (Use Class C2A) to a state funded school	£120
Change of use of a building and any land within its curtilage from an agricultural building to a state funded school	£120
Change of use of a building and any land within its curtilage from an agricultural building to a flexible commercial use within commercial/business/service (Use Class E), storage or distribution (Use Class B8), or hotels (Use Class C1)	£120
Change of use of a building and any land within its curtilage from commercial/business/service (Use	£125 for each dwellinghouse

Class E) to dwellinghouses (Use class C3)	
Change of use of a building and any land within its curtilage from an agricultural building to dwellinghouses (Class C3)	£120, or £258 if it includes building operations in connection with the change of use
Change of use of a building from betting office, pay day loan shop, launderette; a mixed use combining any one of these uses and use as dwellinghouses; or hot food take aways to dwellinghouses (Use Class C3)	£120, or £258 if it includes building operations in connection with the change of use
Change of use of a building and any land within its curtilage from amusement arcades/centres and casinos to dwellinghouses (Use Class C3)	£120, or £258 if it includes building operations in connection with the change of use
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
Provision of temporary school buildings on vacant commercial land and the use of that land as a state funded school for up to 3 academic years	£120
Development consisting of the erection or construction of a collection facility within the curtilage of a shop	£120
Installation, alteration or replacement of other solar photovoltaics (PV) equipment on the roofs of non-domestic buildings, up to a capacity of 1 MW	£120
Erection, extension, or alteration of a university building	£120

Moveable structure within the curtilage of a historic visitor attraction, or listed pub/restaurant	£120
Construction of new dwellinghouses	Not more than 10 dwellinghouses - £418 for each dwellinghouse; Between 10 and 50 dwellinghouses - £451 for each dwellinghouse; More than 50 dwellinghouses - £22,309 + £135 for each dwellinghouse in excess of 50, maximum fee of £405,000