

**PLANNING AND DEVELOPMENT**  
PORTFOLIO HOLDER: TONY PHILLIPS OBE

**PLANNING FEES**

Please note these are statutory fees and those given are for guidance only and they are currently under review. The actual fees will be given once an application is made.

**Buildings, Dwellings & Operations**

	Charge 07/08 £	Charge 08/09 £	VAT
1. New Dwellings Outline			
Per 0.1 hectare	265.00	265.00	N
Threshold	6,625.00	6,625.00	N
Per 0.1 hectare over 2.5 has	80.00	80.00	N
Maximum	25,000.00	25,000.00	N
2 New Dwellings Others			
per dwelling	265.00	265.00	N
Threshold	13,250.00	13,250.00	N
per dwelling over 50	80.00	80.00	N
Maximum	50,000.00	50,000.00	N
3 Other Buildings Outline			
Per 0.1 hectare	265.00	265.00	N
Threshold	6,625.00	6,625.00	N
Per 0.1 hectare over 2.5 has	80.00	80.00	N
Maximum	25,000.00	25,000.00	N
4 Other Buildings Other			
0-40m2	135.00	135.00	N
40m2 to 75m2	265.00	265.00	N
over 75m2 per 75m2	265.00	265.00	N
Threshold	13,250.00	13,250.00	N
per 75m2 above threshold	80.00	80.00	N
Maximum	50,000.00	50,000.00	N

**Agricultural and Horticultural**

5 Outline (other than glasshouses)			
Per 0.1 hectare	265.00	265.00	N
Threshold	6,625.00	6,625.00	N
Per 0.1 hectare over 2.5 has	80.00	80.00	N
Maximum	25,000.00	25,000.00	N
6 Other (other than glasshouses)			
0-465m2	50.00	50.00	N
between 465m2 and 540m2	265.00	265.00	N
Floor are in excess of 540m2 per 75m2	265.00	265.00	N
Threshold	13,250.00	13,250.00	N
Floor are in excess of 4215m2 per 75m2	80.00	80.00	N
Maximum	50,000.00	50,000.00	N
7 Glasshouses on agricultural land			
Floor area under 465m2	50.00	50.00	N
Floor area in excess of 465m2	1,495.00	1,495.00	N

**Operations**

8 Erection, alteration or replacement of plant and machinery			
Per 0.1 hectare	265.00	265.00	N
Threshold	13,250.00	13,250.00	N
Per 0.1 hectare over 5 has	80.00	80.00	N
Maximum	50,000.00	50,000.00	N

	<b>Charge 07/08 £</b>	<b>Charge 08/09 £</b>	<b>VAT</b>
9 Enlargement, improvement or alteration of dwellings for domestic purposes			
One Dwelling	135.00	135.00	N
Two or more Dwellings	265.00	265.00	N
10 Operations within residential curtilage for domestic purposes	135.00	135.00	N
11 Car parks/service roads	135.00	135.00	N
12 Oil/gas exploratory drilling			N
Per 0.1 hectare	265.00	265.00	N
Threshold	19,785.00	19,785.00	N
Per 0.1 hectare over 7.5 has	80.00	80.00	N
Maximum	50,000.00	50,000.00	N
13 Operations not within the above - includes mineral operations			N
Per 0.1 hectare	135.00	135.00	N
Threshold	20,250.00	20,250.00	N
Per 0.1 hectare over 15 has	80.00	80.00	N
Maximum	50,000.00	50,000.00	N
Operations not within the above - other			N
Per 0.1 hectare	135.00	135.00	N
Maximum	1,350.00	1,350.00	N
<b><u>Uses of Land</u></b>			
14 Change of use of building to one or more dwellings			
Per extra dwelling	265.00	265.00	N
Threshold	13,250.00	13,250.00	N
Per extra dwelling over 50	80.00	80.00	N
Maximum	50,000.00	50,000.00	N
15 Use for disposal of refuse or waste minerals and open minerals storage			N
Per 0.1 hectare	135.00	135.00	N
Threshold	20,250.00	20,250.00	N
Per 0.1 hectare over 15 has	80.00	80.00	N
Maximum	50,000.00	50,000.00	N
16. Any other material change of use in land or buildings	265.00	265.00	N
<b><u>High Hedgerow Complaints</u></b>	245.00	245.00	N
<b><u>Advertisement Applications</u></b>			
On business premises or within curtilage or in locality	75.00	75.00	N
All other advertisements	265.00	265.00	N
<b><u>Other Certificate</u></b>			
of existing use	As per app	As per app	N
of proposed use or development	50% of app	50% of app	N
<b><u>Prior approval application</u></b>			
Installation of radio mast, radio equipment, housing or public call box of proposed use or development	265.00	265.00	N
<b><u>Variation or removal of a condition</u></b>	135.00	135.00	N

NOTE: Fees are normally payable on submission of an application in accordance with the above scales. The regulations provide some exemptions. Where an applicant is satisfied that a fee is either not payable or is payable at a reduced rate please specify.

Charge	Charge	VAT
07/08	08/09	
£	£	

**Copy Charges**

Decision notices  
Legal documents

0.10	0.10	S
0.10	0.10	S

**Printing charges**

AO Plan  
A1 Plan  
A2 Plan  
A3 Plan  
A4 Plan and sheet  
Microfilm A4  
Microfilm A3  
District Plan

0.40	0.40	S
0.30	0.30	S
0.20	0.20	S
0.10	0.10	S
0.10	0.10	S
0.10	0.10	S
0.10	0.10	S
60.00	60.00	Z

**Building Control Fees****NOTE:**

These charges are agreed locally with authorities forming the 'Wessex Group' and any revised charges are as yet unknown.

**CHARGES FOR SMALL DOMESTIC BUILDINGS TABLE A**

NOTE: all charges below are subject to standard rated VAT.

Number of Dwellings	Plan Charge: Basic Charge £	Inspection Charge: Basic Charge £	Building Notice Charge
1	165.00	414.70	579.70
2	225.50	574.20	799.70
3	297.00	729.30	1026.30
4	368.50	842.60	1211.10
5	445.50	932.80	1378.30
6	522.50	1048.30	1570.80
7	544.50	1119.80	1664.30
8	566.50	1305.70	1872.20
9	588.50	1491.60	2080.10
10	594.00	1695.10	2289.10
11	599.50	1856.80	2456.30
12	605.00	2017.40	2622.40
13	610.50	2180.20	2790.70
14	616.00	2313.30	2929.30
15	621.50	2473.90	3095.40
16	627.00	2634.50	3261.50
17	632.50	2795.10	3427.60
18	638.00	2955.70	3593.70
19	643.50	3080.00	3723.50
20	649.00	3238.40	3887.40
21	660.00	3312.10	3972.10
22	671.00	3424.30	4095.30
23	682.00	3536.50	4218.50
24	693.00	3648.70	4341.70
25	704.00	3762.00	4466.00
26	715.00	3874.20	4589.20
27	726.00	3986.40	4712.40
28	737.00	4098.60	4835.60
29	748.00	4210.80	4958.80
30	759.00	4273.50	5032.50
31 and over	770.00	4334.00	5104.00
Additional charge for each dwelling above the minimum no	5.50	82.50	88.00

**General Notes**

1. Plan charge - payable on deposit of submission.
2. Inspection charge - is invoiced to the applicant after the first inspection.
3. Building notice charge - is the total of the 'plan' and 'inspection' charges added together and is payable when the Building Notice is submitted.

## CHARGES FOR CERTAIN SMALL BUILDINGS, EXTENSIONS AND ALTERATIONS – TABLE B

NOTE: all charges below are subject to standard rated VAT.

Type of Work	Plan Charge £	Inspection Charge £	Building Notice Charge £
Garages and car ports up to 40m sq.	170.21	-	170.21
Garages and car ports over 40m	127.66	127.66	255.32
Extensions and Loft Conversions up to	127.66	170.21	297.87
Extensions and Loft Conversions over 10m	127.66	255.32	382.98
Extensions and Loft Conversions over 40m	127.66	340.42	468.08
Extensions and Loft Conversions over 40m	127.66	425.53	553.19

**Table B Notes**

1. References to floor area relate to the total internal floor area of all storeys.
2. Where more than one extension is proposed, the floor areas must be added together to determine the charge.
3. Some alterations to existing buildings to improve facilities for disabled persons are exempt from charges. For details and advice please contact us.
4. For extensions and loft conversions over 80m square refer to Table C to determine charges. (Subject to minimum charge of £650.00 inc VAT)

## CALCULATIONS OF CHARGES FOR ALL OTHER BUILDING WORK – TABLE C

NOTE: all charges below are subject to standard rated VAT.

Total Estimated Cost	Plan Charge: £	Inspection Charge: £	Building Notice Charge £
0-1,000	100.00	-	100.00
1,001-2,000	150.00	-	150.00
2,001-5,000	200.00	-	200.00
5,001-6,000	210.00	-	210.00
6,001-7,000	215.00	-	215.00
7,001-8,000	220.00	-	220.00
8,001-9,000	225.00	-	225.00
9,001-10,000	230.00	-	230.00
10,001-11,000	58.75	176.25	235.00
11,001-12,000	60.00	180.00	240.00
12,001-13,000	61.25	183.75	245.00
13,001-14,000	62.50	187.50	250.00
14,001-15,000	63.75	191.25	255.00
15,001-16,000	66.25	198.75	265.00
16,001-17,000	68.75	206.25	275.00
17,001-18,000	71.25	213.75	285.00
18,001-19,000	73.75	221.25	295.00
19,001-20,000	75.00	225.00	300.00
20,001-100,000	Add £2.00 + VAT for each £1,000 (or part thereof) over £20,000 up to £100,000	Add £6.00 + VAT for each £1,000 (or part thereof) over £20,000 up to £100,000	Add £8.00 + VAT for each £1,000 (or part thereof) over £20,000 up to £100,000
<b>FOR PROJECTS WITH AN ESTIMATED COST OVER £100,000 PLEASE CONTACT US FOR ADVICE</b>			
Replacement windows (dwellings only)	80.85	-	80.85

**Table C Notes**

1. Please enclose a written estimate of the cost of work, otherwise we will not be able to process your application. We may request a more detailed estimate at a later stage to justify any plan charge submitted
2. For replacement windows in non-domestic buildings the charge is based on the 'Total Estimated Cost' scale above.
3. 'Total Estimated Cost' means a reasonable estimate that would be charged by a professional builder but excluding professional (Architects/Surveyors) fees and VAT. No DIY estimates can be accepted.
4. Disabled persons - some alternations to existing buildings to improve facilities for disabled persons are exempt from charges. For details and advice please contact us.

	<b>Charge 07/08 £</b>	<b>Charge 08/09 £</b>	<b>VAT</b>
Supplying copy of Building Regulation Decision notices or Completion Certificates	0.10	0.10	S

Printing Charges

A0 Plan	0.40	0.40	S
A1 Plan	0.30	0.30	S
A2 Plan	0.20	0.20	S
A3 Plan	0.10	0.10	S
A4 Plan and sheet	0.10	0.10	S

Microfilm NOTE: The following minimum charges apply:

Where an extension to a dwelling, including the provision of rooms in the roof space/loft conversions, the total floor area of which exceeds 60m<sup>2</sup>, including means of access and work in connection with that extension the sum of the plan charge and the inspection charge or the building notice charge must not be less than £459.58 plus VAT.

A4 Plan and sheet	0.10	0.10	S
A3 Plan	0.10	0.10	S

**Charging Structure of Ordnance Survey extracts for Planning and Building Control Applications**

	OS Royalty Charge £	WWDC Charge £	Total Charge		
			Exc. VAT £	Inc.VAT £	
1 copy	12.36	3.38	15.74	18.50	S
2 copies	12.81	3.36	16.17	19.00	S
3 copies	13.26	3.34	16.60	19.50	S
4 copies	13.71	3.31	17.02	20.00	S
5 copies	14.16	3.29	17.45	20.50	S
6 copies	14.61	3.26	17.87	21.00	S
7 copies	15.06	3.24	18.30	21.50	S
8 copies	15.51	3.21	18.72	22.00	S
9 copies	15.96	3.19	19.15	22.50	S
10 copies	16.41	3.16	19.57	23.00	S
11 copies	16.86	3.14	20.00	23.50	S
12 copies	17.31	3.12	20.43	24.00	S