

## SCALE OF FEES

Revised 1st August 2021

DEVELOPMENT	FEE PAYABLE
Enlargement, improvement or other alteration of existing dwellinghouse	Relating to one house - £206 Relating to two or more houses - £407
Prior Notification for Larger House Extension	£96
Prior Notification for the Enlargement of a Dwellinghouse by construction of additional storeys	£96
Building or operations relating to a house including sheds, gates, fences, walls, etc.	£206
Erection of dwellings	In outline £462 per 0.1 ha. Sites exceeding 2.5ha, £11,432 plus £138 per 0.1ha in excess of 2.5ha. Max £150,000 Otherwise £462 per dwelling. Developments of more than 50 dwellings, £22,859 plus £138 per dwelling in excess of 50. Max £300,000
Erection of agricultural glasshouses, and polytunnels	Floorspace up to and including 465m <sup>2</sup> - £96 Floorspace more than 465m <sup>2</sup> - £2,150
Erection of other agricultural buildings	In outline £462 per 0.1 ha. Sites exceeding 2.5ha, £11,432 plus £138 per 0.1ha in excess of 2.5ha. Max £150,000 Otherwise: Floorspace up to and including 465m <sup>2</sup> - £96 Floorspace between 465-540m <sup>2</sup> - £462 Floorspace between 540-4215m <sup>2</sup> , £462 for the 1 <sup>st</sup> 540m <sup>2</sup> , plus £462 per 75m <sup>2</sup> in excess of 540m <sup>2</sup> Floorspace exceeding 4215m <sup>2</sup> , £22,859 plus £138 per 75m <sup>2</sup> in excess of 4215m <sup>2</sup> . Max £250,000
Erection of other buildings	In outline £462 per 0.1 ha. Site exceeding 2.5ha, £11,432 plus £138 per 0.1ha in excess of 2.5ha. Max £150,000 Otherwise: Floorspace up to and including 0-40m <sup>2</sup> - £234 Floorspace between 40-75m <sup>2</sup> - £462 Floorspace between 75-3750m <sup>2</sup> - £462 for each 75m <sup>2</sup> Floorspace exceeding 3750m <sup>2</sup> , £22,859 plus £138 per 75m <sup>2</sup> in excess of 3750m <sup>2</sup> . Max £300,000

DEVELOPMENT	FEE PAYABLE
Prior determination (including (a) applications to determine whether prior approval of details is required before buildings/roads are constructed under Permitted Development Rights for agricultural/forestry development, (b) demolition and (c) installation of telecommunications equipment)	(a) £96 (b) £96 (c) £462
Erection, alteration or replacement of plant or machinery	£462 per 0.1 ha. Sites exceeding 5ha, £22,859 plus £138 per 0.1ha in excess of 5ha. Max £300,000
Car parks, service roads or other accesses for existing uses	£234
Business advertisements	£132
Other advertisements	£462
The carrying out of any operations connected with exploratory drilling for oil or natural gas	£423 per 0.1ha of the site area. Sites exceeding 7.5ha £31,725 plus £126 per 0.1ha in excess of 7.5ha. Max of £250,000
Operations not coming within any of the above categories	In the case of operation for winning and working of minerals £214 per 0.1ha. Sites exceeding 15ha, £38,520 plus £126 per 0.1ha in excess of 15ha. Max £78,000 In any other case £234 per 0.1ha subject to max £2028.00
<b>Change of Use</b>	
Change of use from single dwellinghouse to use as two or more separate dwellinghouses	£462 per additional dwelling created. Creation of 50+ dwellings, £22,859 plus £138 per dwelling created in excess of 50. Max £300,000
Change of use of any other building to use as one or more separate dwellinghouses	£462 per additional dwelling created. Creation of 50+ dwellings £22,859 plus £138 per dwelling created in excess of 50. Max £300,000
Use of land for waste disposal or for deposits after mineral extraction, or use of land for storage of minerals in the open	£234 per 0.1 ha. Site exceeding 15ha £29,112 plus £138 per 0.1ha in excess of 15ha. Max £78,000
Change of Use from Commercial, Business and Service Use to Residential Use made under Class MA of Part 3 of Schedule 2	£100 for each proposed dwellinghouse
Prior Notification for the proposed change of use <b>No</b> Operational Development	£96
Prior Notification for the proposed change of use <b>With</b> Operational Development	£206
Other material change of use of building or land	£462
Continuance of a use, retention of a building, variation, or removal of a condition	£234
<b>Others</b>	
Enforcement Appeals. Fees for deemed planning applications	Double the relevant application fee (half to Department of the Environment, half to Local Planning Authority)
Non-Material Amendment	£34 Householder £234 All others

DEVELOPMENT	FEE PAYABLE
Application for Certificate of Lawful Use or Development	<p>Application for an existing use, operation or activity are subject to the fees above</p> <p>Applications for an existing use, operation, or activity in breach of a condition are subject to a flat rate of £234</p> <p>Application for a proposed use or development are subject to a fee equal to half the fee of an existing use</p>
Erection, extension or alteration of university buildings made under Class M, Part 7 Schedule 2	£96
Approval of details reserved by conditions	<p>For each request relating to enlargement, improvement or other alterations of an existing dwellinghouse £34 per request</p> <p>For each request which falls within any other category of development £116 per request</p>

This fee guidance is drawn from:

- The Town & Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2021

**This is a summary of planning fees that apply, for full details you will need to refer to the relevant legislation.**

**Full details of the above can be found at [www.uk-legislation.hms.gov.uk](http://www.uk-legislation.hms.gov.uk)**

## **FEES FOR PLANNING APPLICATIONS**

### **GUIDANCE NOTES - SUBJECT TO THE REGULATIONS**

An application for planning permission, or approval of reserved matters, or for display of an advertisement, must be accompanied by the appropriate fee as required by the Town & Country Planning (Fees for Applications and Deemed Applications) (Amendment) (No 3) Regulations 1993. The scale of charges is set out overleaf. In the absence of the relevant fee, your application may be delayed, and the Council will be unable to deal with it.

These notes summarise the main provisions of the Regulations. If you think any of the exemptions apply in your case, or if you have any other queries, you should either seek the advice of the planning staff or refer to the Regulations. Copies are available for inspection on request at the Council Offices or may be obtained from Her Majesty's Stationery Office.

#### **Exemption from Fees**

##### **No fee is payable in respect of:**

- (1) extensions and alterations to a dwellinghouse to improve access, safety, health or comfort for the benefit of a disabled person who is or will be resident there; or improvements to a public building for the access of disabled people;
- (2) a revised application for development similar to a previous application (time limits apply and may be exercised once only and on behalf of the same Applicant);
- (3) a revised application for advertisement consent, similar to a previous application (time limits apply and may be exercised once only).

#### **Reduced Fees**

There are special arrangements for alternative applications for one site.

There is a standard fee for non-profit making sports clubs for playing fields - £462

Applications by Parish, Town and Community Councils: the fee payable is half the normal fee for the application in question.

### **Mixed Development**

Where an application is for development in more than one category (not including the erection of residential accommodation), the higher of the relevant fees must be paid. The fee for applications which involve both dwellinghouses and other types of buildings is calculated by adding together the fee appropriate to each development. Common service floorspace must be apportioned in the way described in the Regulations.

### **Development Crossing Administrative Boundaries**

Where development crosses Planning Authority boundaries and therefore requires several applications, only one fee is payable, paid to the Authority having the larger site, but calculated for the whole site and subject to a special ceiling.

### **Notes**

1. A disabled person is defined in accordance with Section 29 of the National Assistance Act 1948.
2. Floorspace means gross floorspace and shall be defined by external measurement of the building, whether or not it is to be bounded by external walls.
3. References in these notes to 0.1 ha means 0.1 hectares, or part thereof, of the site area. Fractions of 0.1 hectares are therefore to be counted as 0.1 hectares.
4. **APPLICANTS ARE REQUESTED, WHEREVER POSSIBLE, TO PAY BY CHEQUE, AND TO SEPARATE THE FEE FROM ANY WHICH MAY BE PAYABLE UNDER THE BUILDING REGULATIONS**

Cheques should be made payable to South Gloucestershire Council.