If you need help or advice please telephone 01635 519111during office hours only:
8.30am – 5.00 pm Mon-Thurs
8.30am – 4.30pm Fri

## Scale of Fees for Planning Applications

Effective from 17 January 2018



Outline (most types)	a) Site area not exceeding 2.5 ha £462 for each 0.1 hectare (rounded up) of the site.
	b) Site area exceeding 2.5 ha £11432 plus £138 for each additional 0.1 hectare (rounded up) to a maximum of £150,000
	c) Permission in Principle (any area) £402 for each 0.1 hectare (rounded up)
Full Applications and Reserved Matters (including design and external appearance):	у том от том от том от тру
Alteration or extension to one existing dwelling	£206
Alteration or extension to two or more existing dwellings	£407
Erection of outbuildings, walls, fences, etc in domestic curtilage	£206
Erection of dwellings	a) <u>50 or fewer dwellings</u> £462 per dwelling
	b) Over 50 dwellings £22859 plus £138 for each additional dwelling to a maximum of £300,000
Erection of other buildings	<ul> <li>a) £234 if not more than 40 sq m</li> <li>b) £462 if between 40 and 75 sq m</li> <li>c) £462 per 75 sq m (rounded up) if between 75 and 3750 sq m</li> <li>d) £19,049 plus £138 per 75 sq m in excess of 3750 sq m to a maximum of £300,000, if gross area exceeds 3750 sq m</li> </ul>
Erection of agricultural buildings	<ul> <li>a) £96 if does not exceed 465 sq m</li> <li>b) £462 if more than 465 but does not exceed 540 sq m</li> <li>c) £462 plus £462 per 75 sq m (rounded up) in excess of 540 sq m, if gross floor space exceeds 540 sq m but does not exceed 4215 sq m</li> <li>d) £22,859 plus £115 per 75 sq m (rounded up) in excess of 4215 sq m if gross floor area exceeds 4215 sq m, to a maximum of £300,000</li> <li>e) Permission in Principle (any area) £402 for each 0.1 hectare (rounded up)</li> </ul>
Erection of glasshouses, polythene tunnels and similar buildings on agricultural land	<ul> <li>a) £96 if gross floor space does not exceed 465 sq m</li> <li>b) £2,580 if gross floor space exceeds 465 sq m</li> </ul>
Erection, alteration or replacement of plant or machinery	a) £462 per 0.1 hectare, if site area does not exceed 5 hectares b) £22,859 <b>plus</b> £138 per 0.1 hectare in excess of 5 hectares, to a maximum of £300,000
Reserved Matters Applications in cases where flat rate is appropriate (see overleaf)	£462
Applications for works other than Building works	
Winning and working of minerals or Disposal of refuse or waste materials or the use of the land for storage of minerals in the open	<ul> <li>a) £234 per 0.1 hectare (rounded up), if the site area does not exceed 15 hectares</li> <li>b) £34,934 <b>plus</b> £138 per 0.1 hectare (rounded up) in excess of 15 hectares, to a maximum of £78,000</li> </ul>
Car Parks, Service Roads, other Accesses for existing users	£234
Creation of playfields or operations (excepting the erection of buildings) ancillary to playfields for non-profit making clubs or other non-profit making sporting or recreational organisations for their own use	£462
Engineering or other operations on land (not covered above)	£234 per 0.1 hectare, to a maximum of £2,028
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Other Applications	
Variation or removal of condition (Section 73) – cannot extend time limit	£234
Non-material amendment(s) to a planning permission	a) Householder £34 b) All Other £234
Change of use of a building to use as one or more separate dwellings	<ul> <li>a) £462 per dwelling for 50 or fewer <u>additional</u> dwellings</li> <li>b) £22,859 <b>plus</b> £138 per dwelling for each <u>additional</u> dwelling in excess of 50, to a maximum of £300,000</li> </ul>
Change of use of land or building (other than specified above)	£462
Certificate of Lawfulness for <u>Existing</u> use	The amount that would be payable in respect of an application for planning permission
Certificate of Lawfulness for <u>Proposed</u> use	HALF the amount that would be payable in respect of an application for planning permission
Determination under GPDO Part 3 (Class J – change of use) and Parts 6, 7 or 31 (agricultural, forestry or demolition)	£96
Determination under GPDO Part 24 (telecommunications)	£462
Confirmation of compliance with a condition attached to a planning permission Householder Other	£34 £116
Advertisements	
Relating to the business on the premises	£132
Advance signs directing the public to a business which is not visible from the site of the sign(s)	£132
All other advertisements	£462
For "street furniture" advertisements, the "site" is the whole area to which the application relates rather than, for example, any individual parking meter, litter bin, etc.	

NB Gross floor space should be measured in accordance with the Code of Measuring Practice prepared by the RICS and ISVA

## No fees are payable for Applications:

- for Listed Building or Conservation Area Consent.
- for the alteration or extension or works within the curtilage of an existing dwelling house designed to improve access, safety, health or comfort for a disabled person living or proposing to take up residence in the house, provided that no new dwelling house is created.
- for a revised development of the same character or description, made by the same applicant on the same site, within 12 months of the refusal or grant of planning permission of an earlier application, or within 12 months of the submission of a withdrawn application. Only one "free go" is allowed on any site. NB the first Section 73 application for removal or variation of a condition is considered to be a revised proposal for the permitted application and benefits from this concession, subject to the stated criteria. Certain types of application do not benefit from a "free go".
- to consolidate existing permissions for mineral workings.
- for a determination under Part 3, Class J (change of use) if a planning application for the same site is submitted on the same day.

## Reduced fees are payable for Applications:

- · made by non profit-making sports clubs or other non profit-making sporting or recreational organizations concerning playing fields for their own use which do not involve the erection of buildings - fee payable is £462.
- made by a Parish or Community Council 50% of the standard fee.
- for Approval of Reserved Matters where the fee paid for previous Reserved Matters on the same Outline Permission equals or exceeds the sum that would have been payable for a full application or a single application for the Approval of all matters Reserved on the Outline permission - flat rate fee of £462.
- for consent to display more than one advertisement on the same site fee payable is a single fee of the highest of the fees applicable.

## NOTE

- There is no provision within the legislation for the refund of fees if a valid application is withdrawn prior to determination.
- No discount is allowed in the Regulations for the size of a demolished building when rebuilding on the same site.
- There is no longer a "free go" for an application which is necessary by virtue of the removal of Permitted Development rights

This leaflet has been produced by West Berkshire Council to assist those proposing to submit a planning application; it must not be regarded as an authoritative interpretation of the law (E&OE). If you are still in doubt you are advised to seek professional advice or call the Contact Centre at West Berkshire Council. Copies of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 are obtainable from The Stationery Office or on-line at www.communities.gov.uk