

Updated: 27/10/2014

FEES FOR PLANNING APPLICATIONS

The fees as set out in this guide are those made in by Regulations amending the scale of fees payable when submitting most planning applications and are **EFFECTIVE FROM 22nd NOVEMBER 2012**. Whilst this guide is intended to assist those making planning applications **IT IS NOT A COMPREHENSIVE GUIDE**. Full details of the fees are to be found in the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2012, obtainable from Her Majesty's Stationary Office.

THE SCOPE OF THE FEES

FEES WILL NORMALLY BE CHARGED IN RESPECT OF APPLICATIONS FOR:-

Outline Planning Permission.	Non-Material Amendments
Full Planning Permission.	Minor Material Amendments
Approval of "Reserved Matters".	
Consent for the Display of Advertisements.	
Certain applications under the General Permitted Development Order	
Certificates of Lawfulness.	
Deemed Applications arising from enforcement appeals.	
Deemed Applications arising from Certificates of Lawful Use appeals.	
Requests for confirmation that a condition or conditions attached to a grant of planning permission has been complied with where the request is made on or after the 6 th April 2008	

Extension of Time Limits (This is a temporary measure and only applies to extant permissions granted on or before 1st October 2010. **ONLY ONE EXTENSION OF TIME IS POSSIBLE**).

A FEE IS PAID TO BOTH THE LOCAL AUTHORITY AND THE DEPARTMENT OF COMMUNITIES AND LOCAL GOVERNMENT IF AN APPEAL IS LODGED AGAINST AN ENFORCEMENT NOTICE.

FEES WILL NOT BE CHARGED FOR APPLICATIONS FOR:-

Conservation Area Consent.
Applications for Appropriate Alternative Development.
Listed Building Consent.

EXEMPTIONS FROM FEES ARE AVAILABLE IN THE FOLLOWING CASES:-

- Applications for permission for registered disabled persons to alter or extend existing dwellings, and to carry out operations in the curtilage of the dwelling to secure greater safety, health or comfort (consult this Section). This also applies to a disabled person not yet in residence (See Notes).
- Applications which are only necessary because of an Article 4 Direction or a condition of a planning permission which have removed permitted development rights.
- An application submitted within 12 months of the date of a refusal of permission or within 12 months of the date of the submission of an earlier application which has been withdrawn in these cases the terms of the application, the site and the applicant must all be the same as the previous application (it is advisable to consult this Section before submitting).
Note:- This exemption can only be claimed once.
- A revised application for development of the same character and description within 12 months of receiving permission, in the same site and by the same applicant (it is advisable to consult this Section before submitting).

IF YOU WISH TO CLAIM AN EXEMPTION FROM PLANNING CHARGES, THE COUNCIL SHOULD BE NOTIFIED WHEN THE APPLICATION IS SUBMITTED. THE REASONS SHOULD BE CLEARLY STATED AND ANY INFORMATION ON PREVIOUS APPLICATIONS GIVEN.

THE SCALE OF FEES

OUTLINE APPLICATIONS (MOST TYPES)	
Where the application is for outline planning permission and the site area does not exceed 2.5 hectares, £385 for each 0.1 hectare of the site area (or part thereof). The site area exceeds 2.5 hectares, £9,527 and an additional £115 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000.	
1. The erection of dwelling houses (other than development within category 6)	For outline applications see above – in other cases follow guidelines below.
	(i) where the number of dwellinghouses to be created by the development is 50 or fewer, £385 for each dwellinghouse
	(ii) where the number of dwellinghouses to be created by the development exceeds 50, £19,049 and an additional £115 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000
2. The erection of buildings (other than buildings in categories 1,3,4,5 or 7)	For outline applications see above – in other cases follow guidelines below
	(i) Where no floor space is to be created by the development £195
	(ii) where the area of gross floor space to be created by the development does not exceed 40 square metres, £195
	(iii) where the area of the gross floor space to be created by the development exceeds 40 square metres, but does not exceed 75 square metres, £385
	(iv) where the area of the gross floor space to be created by the development exceeds 75 square metres, but does not exceed 3750 square metres, £385 for each 75 square metres of that area
	(v) where the area of gross floor space to be created by the development exceeds 3750 square metres, £19,049, and an additional £115 for each 75 square metres in excess of 3750 square metres, subject of a maximum in total of £250,000.
3. The erection, on land used for the purposes of agriculture of buildings to be used for agricultural purposes (other than buildings in category 4)	For outline applications see above – in other cases
	(i) where the area of gross floor space to be created by the development does not exceed 465 square metres, £80
	(ii) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres, £385
	(iii) where the area of the gross floor space to be created by the development exceeds 540 square metres but does not exceed 4215 square metres, £385 for the first 540 square metres, and an additional £385 for each 75 square metres in excess of 540 square metres, and
	(iv) where the area of gross floor space to be created by the development exceeds 4215 square metres, £19,049, and an additional £115 for each 75 square metres in excess of 4215 square metres , subject to a maximum in total of £250,000
4. The erection of glasshouses on land used for the purposes of agriculture	(a) where the gross floor space to be created by the development does not exceed 465 square metres, £80 (b) where the gross floor space to be created by the development exceeds 465 square metres, £2,150.

5. The erection, alteration or replacement of plant or machinery	(a) where the site area does not exceed 5 hectares, £385 for each 0.1 hectare of the site area (b) where the site area exceeds 5 hectares, £19,049 and an additional £115 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £250,000
6. The enlargement, improvement or other alteration of existing dwellinghouses	(a) where the application relates to one dwellinghouse, £172 (b) where the application relates to 2 or more dwellinghouses, £339
7.(a) The carrying out of operations (including the erection of a building) within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse Or	£172
8. the construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land	£195
9. The carrying out of any operations connected with exploratory drilling for oil or natural gas 9A. The carrying out of any operations (other than operations coming within category 9 for the winning and working of oil or natural gas.	(a)where the site area does not exceed 7.5 hectares, £423 for each 0.1 hectare of the site area; (b)where the site area exceeds 7.5 hectares, £31,725, and an additional £126 for each 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of £250,000. (a)does not exceed 15 hectares, £214 for each 0.1 hectare of the site area. (b) exceeds 15 hectares, £32,100; and an additional £126 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000
10. The carrying out of any operations not coming within any of the above categories	(a)In the case of operations for the winning and working of minerals – This is a County matter – contact Norfolk County Council (01603 222222) (b) in any other case £195 for each 0.1 hectare of the site area, subject to a maximum of £1690.
11. Uses of land The change of use of a building to use as one or more separate dwellinghouses	(a)Where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses (i) where the change of use is to use as 50 or fewer dwellinghouses, £385 for each additional dwellinghouse; (ii)where the change of use is to use as more than 50 dwellinghouses £19,049, and an additional £115 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum of £250,000 (b)in all other cases (i)where the change of use is to use as 50 or fewer dwellinghouses, £385 for each dwellinghouse; (ii) where the change of use is to use as more than 50 dwellinghouses, £19,049, and an additional £115 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000

12. (a) The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land; or (b) for use of land for the storage of minerals in the open	County Matter, please contact the County Council on 01603 222222
13. The making of a material change in the use of a building or land (other than a material change of use coming within any of the above categories)	£385.
OTHER APPLICATIONS	
ADVERTISEMENTS Category of development	Fee payable
1. Advertisements displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any of the following matters- (a) the nature of the business or other activity carried out on the premises; (b) the goods sold or the services provided on the premises; or (c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services.	£110
2. Advertisements for the purpose of directing members of the public to, or otherwise drawing attention to the existence of, business premises which are in the same locality as the site on which the advertisement is to be displayed but which are not visible from that site.	£110
3. All other advertisements	£385
OTHER CATEGORIES	
Where an application is made to a Local Planning Authority for determination as to whether prior approval will be required in relation to Part 6, Part 7, or Part 31 of the General Development Order. (Agricultural, forestry buildings or demolitions)	£80
Part 24 (All Telecommunication Development)	£385
Applications for consent under section 37 of the Electricity Act 1989 to install or keep installed an electric line above ground	From 6th April 2013
Lines with a nominal capacity of up to 132kV	£200
Lines with a nominal capacity of over 132kV	£700
Additional fee of £375 where an overhead line constitutes EIA development.	£375
The Regulations introduce a new fee of £60 payable when the Secretary of State is requested (under Regulation 5 of the EIA regulations) to give a written statement of opinion as to whether an overhead line constitutes EIA development.	£60.00
Certificate of Lawfulness	For further advice contact Fees Officer
Existing Use - in breach of planning control	Same as Full
Existing Use - lawful not to comply with a particular condition	£195
Proposed Use or other proposed development (i.e. domestic extension)	Half the normal planning fee
Hazardous substances consent applications	Please contact Fees Officer
For approval of reserved matters where the same applicant's earlier reserved matters applications have incurred total fees equalling that for a full application for entire scheme	£385
Application for removal or variation of condition following grant of planning permission	£195

<p>FEE FOR CONFIRMATION OF COMPLIANCE WITH CONDITION ATTACHED TO PLANNING PERMISSION: ENGLAND</p> <p>Where a request is made to a local planning authority for written confirmation of compliance with a condition or conditions attached to a grant of planning permission a fee shall be paid to that authority as follows</p> <p>(a) where the request relates to a permission for development which falls within category 6 or 7 (a) of Part 2 to Schedule 1,</p> <p>(b) where the request relates to a permission for development which falls within any other category of that Schedule,</p> <p>Any fee paid under this regulation shall be refunded if the local planning authority fails to give the written confirmation requested within a period of twelve weeks from the date on which the authority received the request.</p>	<p>Householder - £28 for each request</p> <p>All other - £97 for each request</p>
<p>Application for a New Planning Permission to replace an Extant (Still existing) planning permission</p>	<p>On or after 1st October 2010</p>
<p>Applications in respect of major developments</p>	<p>£575</p>
<p>Applications in respect of householder development</p>	<p>£57</p>
<p>Application in respect of other developments</p>	<p>£195</p>
<p></p>	<p></p>
<p>Application for a Non-Material Amendment following a grant of planning permission</p>	<p></p>
<p>Applications in respect of householder developments</p>	<p>£28</p>
<p>Applications in respect of other developments</p>	<p>£195</p>
<p></p>	<p></p>
<p>Prior Notifications – Proposed Change of Use</p>	<p></p>
<p>Notification of a proposed notification of a proposed change of use to dwelling(s) Prior approval of proposed change of use to state funded school Prior Approval of proposed change of use of agricultural building to a flexible use within shops, financial and professional services, restaurants and cafes, business, storage of distribution, hotels, or assemble or leisure</p>	<p>£80.00 without building works £172.00 with building works</p>
<p></p>	<p></p>
<p>Conservation Area Consent for demolition only</p>	<p>Exempt</p>

NOTES

Disabled Persons

An application by a registered disabled person should be accompanied by evidence that the resident or proposed resident is a person to whom Section 29 of the National Assistance Act 1948 applies or a child who is disabled for the purposes of part III of the Children Act 1989. When in doubt consult this Section (Fees Officer).

Fees definition of a dwellinghouse

Private house, flats, maisonettes, granny flats and bedsits, if sufficiently self contained, holiday flats if self-maintained and owned by a private owner (but not if let on a short-term basis to paying guests). It is not practicable to cover all possibilities in this guide, Applicants are therefore advised to consult the Fees Officer when in doubt.

Floorspace

For the purposes of calculating the fee, measurement is taken of gross floorspace to include perimeter wall thick-ness, projections, internal walls, partitions, columns, stairwells, piers, chimney breasts, lift rooms, plant rooms, fuel stores. The area does not include open balconies, open covered ways and areas with headroom of less than 1.5m.

Area

0.1 hectare is equal to 0.247 acres.

Mixed Development

If a detailed application is made for dwellings and other non-residential development the fee payable is calculated by adding together the appropriate fee for each development.

For more information on calculating mixed development charges, including the calculation for communal areas, it may be necessary to contact this Section (Fees Officer).

Advertisements

If the application is for consent to display more than one advert on the same site, there will be a single charge. This will relate to the advertisement which is charged at the highest rate. If the application refers to adverts on more than one site, each is charged separately.

Payment of fee

If a fee is payable it should be paid in full, preferably by **debit card**, either by postal debit card payment (please fill in a form), chip and pin at our reception if hand delivered or call our Contact Centre (01362) 656873. Other payment methods are by cheque or postal order. No cash will be accepted. Cheques will normally be made out to the BRECKLAND COUNCIL to whom the application is submitted. In the case of applications for minerals or waste disposal, cheques should be made payable to Norfolk County Council. If a Building Regulation application is being submitted with the planning application it is advisable to pay by debit card for each fee separately. Contact Building Control on (01362) 656246 or email building.control@breckland.gov.uk

IF A FEE IS NOT SUBMITTED WITH AN APPLICATION, OR IS INCORRECT, THE PLANNING APPLICATION MAY BE DELAYED.

Legal Agreements

The Council operates a system of charges when a legal agreement is required - these are available on request.