

A GUIDE TO THE FEES FOR PLANNING APPLICATIONS – APRIL 2009

The fees for planning applications have been revised by 'The Town and Country Planning (Applications and Deemed Applications) Fees (Amendment) (Wales) Regulations 2009'.

The fees apply from 6 April 2009 onwards.

Householder Applications		
Alterations/extensions to a single dwelling , including works within boundary such as domestic garages, garden sheds, gates, fences, boundary walls etc	Single dwelling (excluding flats)	£166

All Outline Applications		
£330 per 0.1 hectare for sites up to and including 2.5 hectares	Not more than 2.5 hectares	£330 per 0.1 hectare
£8,232 + £84 for each 0.1 in excess of 2.5 hectares to a maximum of £125,000	More than 2.5 hectares	£8,232 + £84 per 0.1 hectare

FULL APPLICATIONS (and First Submissions of Reserved Matters)		
Alterations/extensions to two or more dwellings , including works within boundaries	Two or more dwellings (or one or more flats)	£330
New dwellings (up to and including 50)	New dwellings (not more than 50)	£330 per dwelling
New dwellings (for <i>more</i> than 50) £16,464 + £84 per additional dwelling in excess of 50 up to a maximum fee of £250,000	New dwellings (more than 50)	£16,464 + £84 per additional dwelling
Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery):		
• Increase of floor space	No increase in gross floor space or no more than 40m ²	£166
• Increase of floor space	More than 40m ² but no more than 75m ²	£330
• Increase of floor space	More than 75m ²	£330 for each 75m ² or part thereof to a maximum of £250,000
The erection of buildings (on land used for agriculture for agricultural purposes)		
• Site area	Not more than 465m ²	£61
• Site area	More than 465m ² but not more than 540m ²	£330
• Site area	More than 540m ²	£330 for first 540m ² + £330 for each 75m ² (or part thereof) in excess of 540m ² up to a maximum of £250,000

Erection of glasshouses (on land used for the purposes of agriculture)		
• Gross Floor space	Not more than 465m ²	£61
• Gross Floor space	More than 465m ²	£1,870
Erection/alterations/replacement of plant and machinery		
• Site area	Not more than 5 hectares	£335 for each 0.1 hectare (or part thereof)
• Site area	More than 5 hectares	£16,464 + additional £84 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £250,000

Applications other than Building Works		
Car parks, service roads or other accesses On land used for or by a single undertaking, and where the development is required for a purpose incidental to the existing use of the land.	For existing uses	£166

Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)		
• Site area	Not more than 15 hectares	£166 for each 0.1 hectare (or part thereof)
• Site area	More than 15 hectares	£24,852 + £84 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £65,000

Operations connected with exploratory drilling for oil or natural gas		
• Site area	Not more than 7.5 hectares	£330 for each 0.1 hectare (or part thereof)
• Site area	More than 7.5 hectares	£24,852 + additional £84 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £250,000

Other operations (winning and working of minerals)		
• Site area	Not more than 15 hectares	£166 for each 0.1 hectare (or part thereof)
• Site area	More than 15 hectares	£24,852 + additional £84 for each 0.1 in excess of 15 hectare up to a maximum of £65,000
Other operations (not coming within any of the above categories)	Any site area	£166 for each 0.1 hectare (or part thereof) up to a maximum of £250,000

Lawful Development Certificate	
LDC – Existing Use - in breach of a planning condition	Same as planning application
LDC – Existing Use LDC - lawful not to comply with a particular condition	£166
LDC – Proposed Use	Half the normal planning fee

Prior Approval	
Agricultural and Forestry buildings & operations or demolition of buildings	£61

Telecommunications	
Prior approval determination (56 days)	£330
Planning application	£330

Removal or Variation of a condition	
Application for removal or variation of a condition following grant of planning permission	£166

Renewal	
Application to renew an unexpired permission	£166

Change of Use of a building to use as one or more separate dwelling houses, or other cases		
• Number of dwellings	Not more than 50 dwellings	£330 for each
• Number of dwellings	More than 50 dwellings	£16,464 + £84 for each in excess of 50 up to a maximum of £250,000
Other Changes of Use of a building or land		£330

Advertising	
• Relating to the business on the premises	£90
• Advance signs which are not situated on or visible from the site, directing the public to a business	£90
• Other advertisements	£330

CONCESSIONS - EXEMPTIONS FROM PAYMENT

- For alterations, extensions, etc. to a dwelling house for the benefit of a registered disabled person.
- An application solely for the carrying out of the operations for the purpose of providing a means of access for disabled persons to or within a building or premises to which members of the public are admitted.
- Listed Building Application.
- Conservation Area Application.
- Works to Trees covered by a Tree Preservation Order or in a Conservation Area
- Hedgerow Removal.
- If the proposal is the first revision of an application for development of the same character or description on the same site by the same applicant within 12 months of making the earlier application if withdrawn or the date of decision if granted or refused (including signs only if withdrawn or refused) and NOT a duplicate application made by the same applicant within 28 days.
- If the proposal relates to works that require planning permission only by virtue of an Article 4 Direction of the Town & Country Planning (General Permitted Development) Order 1995 ie where the application is required only because of a direction or planning condition removing permitted development rights.
- If the application is for a lawful development certificate, for existing use, where an application for planning permission for the same development would be exempt from the need to pay a planning fee under any other planning fee regulation.
- If the application is for consent to display an advertisement following either a withdrawal of an earlier application (before notice of decision was issued) or where the application is made following refusal of consent for display of an advertisement, and where the application is made by or on behalf of the same person.
- If the application is for consent to display an advertisement which results from a direction under Regulation 7 of the Control of Advertisements Regulations 1992, dis-applying deemed consent under Regulation 6 to the advertisement in question.
- If the application is for alternate proposals for the same site by the same applicant, in order to benefit from the permitted development right in Schedule 2 Part 3 Class E of the Town and Country Planning (General Permitted Development) Order 1995.

CONCESSIONS - REDUCTIONS TO PAYMENTS

- If the application is being made on behalf of a parish or community council then the fee is 50%
- If the application is an alternative proposal being submitted on the same site by the same applicant on the same day, where this application is of lesser cost then the fee is 50%
- In respect of reserved matters you must pay a sum equal to or greater than what would be payable at current rates for approval of all the reserved matters. If this amount has already been paid then the fee is £330.
- If the application is for a Lawful Development Certificate for a Proposed use or development, then the fee is 50%
- If two or more applications are submitted for different proposals on the same day and relating to the same site then you must pay the fee for the highest fee plus half sum of the others.
- Where an application relates to development, which is within more than one fee category, the correct fee is simply the highest of the fees payable (if not including residential).
- Where an application consists of the erection of dwellings and the erection of other types of buildings (categories 1-4) the fees are added together and maximum can be exceeded.
- Where an application crosses one or more local or district planning authorities then the fee is 150% and goes to the authority that contains the larger part of the application site or a sum of the fees if it is less than 150%