

APPENDIX 5

Statutory Planning Fees – effective from 1 April 2025

Prosperous Communities Committee		Planning Applications						
		2024/25	Proposed Increase / (Decrease)		2025/26	VAT Amount	2025/26 Charge Inc. VAT	VAT Rate
		£	% Type	or £	£	£	£	
Outline Applications								
Site area (erection of dwellinghouses)	Every 0.1 ha where the site does not exceed 0.5 ha	£578.00	1.7%	£10.00	£588.00	£0.00	£588.00	OS
	Every 0.1 ha between 0.5 ha and 2.5 ha	£624.00	1.8%	£11.00	£635.00	£0.00	£635.00	OS
	Where the site area exceeds 2.5 ha, £15,695 and an additional £189 for each 0.1 ha in excess of 2.5 hectares, subject to a maximum in total of £205,943	£186.00	1.6%	£3.00	£189.00	£0.00	£189.00	OS
Site area (erection of buildings)	Every 0.1 ha where the site does not exceed 1 ha	£578.00	1.7%	£10.00	£588.00	£0.00	£588.00	OS
	Every 0.1 ha between 1 ha and 2.5 ha	£624.00	1.8%	£11.00	£635.00	£0.00	£635.00	OS
	Where the site area exceeds 2.5 ha, £15,695 and an additional £189 for each 0.1 ha in excess of 2.5 hectares, subject to a maximum in total of £205,943	£186.00	1.6%	£3.00	£189.00	£0.00	£189.00	OS
Full Applications (and First Submissions of Reserved Matters; or Technical Details Consent)								
Alterations/extensions to dwellinghouses, including works within boundaries	Where the application relates to a single dwellinghouse (or single flat)	£258.00	104.7%	£270.00	£528.00	£0.00	£528.00	OS
	Where the application relates to 2 or more dwellinghouses (or two or more flats)	£509.00	104.9%	£534.00	£1,043.00	£0.00	£1,043.00	OS
	Works within/along the boundary of an existing dwellinghouse	£258.00	1.6%	£4.00	£262.00	£0.00	£262.00	OS
New dwellinghouses	Where number of new dwellinghouses is not more than 10	£578.00	1.7%	£10.00	£588.00	£0.00	£588.00	OS
	Between 10 and 50 dwellinghouses	£624.00	1.8%	£11.00	£635.00	£0.00	£635.00	OS
	Where the number of dwellinghouses exceeds 50, £31,385 and an additional £189 for each dwelling in excess of 50 subject to a maximum in total of £411,885	£186.00	1.6%	£3.00	£189.00	£0.00	£189.00	OS
Erection of building (not dwellinghouses, agricultural, glasshouses, plant or machinery)	No increase in gross floor space or no more than 40m ²	£293.00	1.7%	£5.00	£298.00	£0.00	£298.00	OS
	More than 40m ² but no more than 1,000m ² . £588 for each 75m ² or part thereof	£578.00	1.7%	£10.00	£588.00	£0.00	£588.00	OS
	Between 1000m ² and 3,750m ² . £635 for each 75m ² or part thereof	£624.00	1.8%	£11.00	£635.00	£0.00	£635.00	OS
	More than 3,750m ² , £31,385 and an additional £189 for each 75m ² in excess of 3,750m ² up to a maximum of £411,885	£186.00	1.6%	£3.00	£189.00	£0.00	£189.00	OS
Erection/alterations/replacement of plant and machinery	Where site area does not exceed 1 ha; per 0.1 ha or part thereof	£578.00	1.7%	£10.00	£588.00	£0.00	£588.00	OS
	More than 1 ha but not more than 5ha; per 0.1 ha or part thereof	£624.00	1.8%	£11.00	£635.00	£0.00	£635.00	OS
	Over 5 ha £31,385 and an additional £189 for each 0.1 ha in excess of 5 ha to a maximum of £411,885	£186.00	1.6%	£3.00	£189.00	£0.00	£189.00	OS
The erection of buildings (on land used for agriculture for agricultural purposes)	Not more than 465 m ² gross floor space created	£120.00	1.7%	£2.00	£122.00	£0.00	£122.00	OS
	More than 465m ² but no more than 540m ²	£578.00	1.7%	£10.00	£588.00	£0.00	£588.00	OS
	More than 540m ² but no more than 1000m ² . £588 for the first 540 m2 then £588 per additional 75 m2 (or part thereof) in excess of 540m2	£578.00	1.7%	£10.00	£588.00	£0.00	£588.00	OS
	Between 1000m ² and 4,215m ² . £5,077 for the first 1000 m ² then £635 per additional 75 m ² (or part thereof) in excess of 1000m ²	£624.00	1.8%	£11.00	£635.00	£0.00	£635.00	OS
Erection of glasshouses (on land used for the purposes of agriculture)	More than 4,215 m ² , £31,385 and an additional £189 for each 75 m ² in excess of 4,215 m ² up to a maximum of £411,885	£186.00	1.6%	£3.00	£189.00	£0.00	£189.00	OS
	Not more than 465 m ² gross floor space created	£120.00	1.7%	£2.00	£122.00	£0.00	£122.00	OS
	More than 465 m ² gross floor space created but not more than 1000 m2	£3,225.00	1.7%	£55.00	£3,280.00	£0.00	£3,280.00	OS
	More than 1000 m ² gross floor space created	£3,483.00	1.7%	£59.00	£3,542.00	£0.00	£3,542.00	OS

2024/25	Proposed Increase / (Decrease)		2025/26	VAT Amount	2025/26 Charge Inc. VAT	VAT Rate
	£	% Type				

Applications other than Building Works

Car parks, service roads or other accesses	For existing uses	£293.00	1.7%	£5.00	£298.00	£0.00	£298.00	OS
Other Operations (not coming within any of the above categories)	Any site area. £298 for each 0.1 ha (or part thereof) up to a maximum of £2,578	£293.00	1.7%	£5.00	£298.00	£0.00	£298.00	OS

Lawful Development Certificate

	Existing use or operation	Same as Full						OS
	Existing use or operation - lawful not to comply with any condition or limitation	£293.00	1.7%	£5.00	£298.00	£0.00	£298.00	OS
	Proposed use or operation	Half the normal planning fee						OS

Prior Approval

Larger home extensions		£120.00	100.0%	£120.00	£240.00	£0.00	£240.00	OS
Additional Storeys on a home		£120.00	100.0%	£120.00	£240.00	£0.00	£240.00	OS
Agricultural and Forestry buildings & operations		£120.00	100.0%	£120.00	£240.00	£0.00	£240.00	OS
Demolition of buildings		£120.00	100.0%	£120.00	£240.00	£0.00	£240.00	OS
Communications (previously referred to as 'Telecommunications Code Systems Operators')		£578.00	1.7%	£10.00	£588.00	£0.00	£588.00	OS
Change of use from Commercial/Business/Service (Use Class E), or Betting Office or Pay Day Loan Shop to mixed use including up to two flats (Use Class C3)		£120.00	100.0%	£120.00	£240.00	£0.00	£240.00	OS
Change of Use of a building and any land within its curtilage from Commercial/Business/Service (Use Class E), Hotels (Use Class C1), Residential Institutions (Use Class C2), Secure Residential Institutions (Use Class C2A) to a State Funded School		£120.00	100.0%	£120.00	£240.00	£0.00	£240.00	OS
Change of Use of a building and any land within its curtilage from an Agricultural Building to a State-Funded School		£120.00	100.0%	£120.00	£240.00	£0.00	£240.00	OS
Change of Use of a building and any land within its curtilage from an Agricultural Building to a flexible commercial use within Commercial/Business/Service (Use Class E), Storage or Distribution (Use Class B8), or Hotels (Use Class C1)		£120.00	100.0%	£120.00	£240.00	£0.00	£240.00	OS
Change of Use of a building and any land within its curtilage from Commercial/Business/Service (Use Class E) to Dwellinghouses (Use Class C3)	£250 for each dwellinghouse	£125.00	100.0%	£125.00	£250.00	£0.00	£250.00	OS
Change of Use of a building and any land within its curtilage from an Agricultural Building to Dwellinghouses (Use Class C3)		£120.00	100.0%	£120.00	£240.00	£0.00	£240.00	OS
	if it includes building operations in connection with the change of use	£258.00	100.0%	£258.00	£516.00	£0.00	£516.00	OS
Change of use of a building from Betting Office, Pay Day Loan Shop, Launderette; a mixed use combining one of these uses and use as Dwellinghouse(s); or Hot Food Takeaways to Dwellinghouses (Use Class C3)		£120.00	100.0%	£120.00	£240.00	£0.00	£240.00	OS
	if it includes building operations in connection with the change of use	£258.00	100.0%	£258.00	£516.00	£0.00	£516.00	OS
Provision of Temporary School Building on Vacant Commercial Land and the use of that land as a State-funded School, for up to 3 Academic Years		£120.00	100.0%	£120.00	£240.00	£0.00	£240.00	OS
Change of Use of a building and any land within its curtilage from Amusement Arcades/Centres and Casinos to Dwellinghouses (Use Class C3)		£120.00	100.0%	£120.00	£240.00	£0.00	£240.00	OS
	if it includes building operations in connection with the change of use	£258.00	100.0%	£258.00	£516.00	£0.00	£516.00	OS
Development Consisting of the Erection or Construction of a Collection Facility within the Curtilage of a Shop		£120.00	100.0%	£120.00	£240.00	£0.00	£240.00	OS

	2024/25	Proposed Increase / (Decrease)		2025/26	VAT Amount	2025/26 Charge Inc. VAT	VAT Rate	
		£	% Type					or £
Prior Approval								
Temporary Use of Buildings or Land for the Purpose of Commercial Film-Making and the Associated Temporary Structures, Works, Plant or Machinery required in Connection with that Use	£120.00	100.0%	£120.00	£240.00	£0.00	£240.00	OS	
Installation, Alterations or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings, up to a Capacity of 1 Megawatt	£120.00	100.0%	£120.00	£240.00	£0.00	£240.00	OS	
Erection, extension, or alteration of a university building	£120.00	100.0%	£120.00	£240.00	£0.00	£240.00	OS	
Movable structure within the curtilage of a historic visitor attraction, or listed pub/restaurant/etc	£120.00	100.0%	£120.00	£240.00	£0.00	£240.00	OS	
Erection, extension or alteration on a closed defence site by or on behalf of the Crown of single living accommodation and/or non-residential buildings	£120.00	100.0%	£120.00	£240.00	£0.00	£240.00	OS	
Construction of new dwellinghouses	Not more than 10 Dwellinghouses	£418.00	1.7%	£7.00	£425.00	£0.00	£425.00	OS
	Between 10 and 50 dwellinghouses	£451.00	1.8%	£8.00	£459.00	£0.00	£459.00	OS
	more than 50 dwellinghouses. £22,688 + £137 for each dwellinghouse in excess of 50. Maximum fee of £411,885	£135.00	1.5%	£2.00	£137.00	£0.00	£137.00	OS
Reserved Matters								
Application for approval of reserved matters following outline approval	Full fee due or if full fee already paid then £588 due						OS	
Approval/Variation/discharge of condition								
Removal or variation of a condition following grant of planning permission	Alterations, extensions to dwellinghouses or works within and/or along boundary	£293.00	-70.6%	-£207.00	£86.00	£0.00	£86.00	OS
	Non-major (other than householder)	£293.00	100.0%	£293.00	£586.00	£0.00	£586.00	OS
	Major development	£293.00	582.6%	£1,707.00	£2,000.00	£0.00	£2,000.00	OS
Discharge of condition(s) - Approval of details and/or confirmation that one of more planning conditions have been complied with	Householder Permissions	£43.00	100.0%	£43.00	£86.00	£0.00	£86.00	OS
	All other permissions	£145.00	105.5%	£153.00	£298.00	£0.00	£298.00	OS
Change of Use of a building to use as one or more separate dwellinghouses, or other cases								
	Not more than 10 Dwellinghouses	£578.00	1.7%	£10.00	£588.00	£0.00	£588.00	OS
	Between 10 and 50 dwellinghouses	£624.00	1.8%	£11.00	£635.00	£0.00	£635.00	OS
	more than 50 dwellings, £31,385 and an additional £189 for each dwelling in excess of 50 dwellings up to a maximum of £411,885	£186.00	1.6%	£3.00	£189.00	£0.00	£189.00	OS
Other Changes of Use of a building or land	£578.00	1.7%	£10.00	£588.00	£0.00	£588.00	OS	
Advertising								
Relating to the business on the premises	£165.00	1.8%	£3.00	£168.00	£0.00	£168.00	OS	
Advance signs which are not situated on or visible from the site, directing the public to a business	£165.00	1.8%	£3.00	£168.00	£0.00	£168.00	OS	
Other advertisements	£578.00	1.7%	£10.00	£588.00	£0.00	£588.00	OS	
Application for a Non-material Amendment Following a Grant of Planning Permission								
Applications in respect of householder developments	£43.00	2.3%	£1.00	£44.00	£0.00	£44.00	OS	
Applications in respect of other developments	£293.00	1.7%	£5.00	£298.00	£0.00	£298.00	OS	
Application for Permission in Principle								
Site Area	per 0.1 ha (or part thereof)	£503.00	1.8%	£9.00	£512.00	£0.00	£512.00	OS
Concessions								
Non-Profit making club, society, organisation or trust, providing sports or recreational facilities	£578.00	1.7%	£10.00	£588.00	£0.00	£588.00	OS	