

Fees for Applications for Planning Permission

Category of development	Fee Payable
<i>I Operations</i>	
<p>1. The erection dwellinghouses (other than development in category 6).</p>	<p>(1) Where the application is for outline planning permission and -</p> <p>(a) The site area does not exceed 2.5 hectares, £462 for each 0.1 hectare of the site (or part thereof);</p> <p>(b) The site area exceeds 2.5 hectares, £11,432; and an additional £138 for each 0.1 hectare in excess of 2.5 hectares (or part thereof), subject to a maximum total of £150,000;</p> <p>(1A) Where the application is for permission in principle, £402 for each 0.1 hectare of the site area (or part thereof).</p> <p>(2) In other cases –</p> <p>(a) Where the number of dwellinghouses to be created is 50 or fewer, £462 for each dwellinghouse.</p> <p>(b) Where the number of dwellinghouses to be created by the development exceeds 50, £22,859; and an additional £138 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum total of £300,000.</p>
<p>2. The erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7).</p>	<p>(1) Where the application is for outline planning permission and -</p> <p>(a) The site area does not exceed 2.5 hectares, £462 for each 0.1 hectare of the site (or part thereof);</p> <p>(b) The site area exceeds 2.5 hectares, £11,432; and an additional £138 for each 0.1 hectare in excess of 2.5 hectares (or part thereof), subject to a maximum total of £150,000;</p> <p>(1A) Where the application is for permission in principle, £402 for each 0.1 hectare of the site area (or part thereof).</p> <p>(2) In other cases –</p> <p>(a) Where no floor space is to be created by the development £234;</p>

	<p>(b) Where the area of the gross floor space to be created by the development does not exceed 40 square metres, £234;</p> <p>(c) 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, £462;</p> <p>(d) 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, £462 for each 75 square metres of that area (or part thereof); and</p> <p>(e) Where the area of the gross floor space to be created by the development exceeds 3750 square metres, £22,859; and an additional £138 for each 75 square metres (or part thereof) in excess of 3750 square metres, subject to a maximum in total of £300,000.</p>
<p>3. The erection, on land used for purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 4)</p>	<p>(1) Where the application is for outline planning permission and -</p> <p>(a) The site area does not exceed 2.5 hectares, £462 for each 0.1 hectare of the site (or part thereof);</p> <p>(b) The site area exceeds 2.5 hectares, £11,432; and an additional £138 for each 0.1 hectare in excess of 2.5 hectares (or part thereof), subject to a maximum total of £150,000;</p> <p>(1A) Where the application is for permission in principle, £402 for each 0.1 hectare of the site area (or part thereof).</p> <p>(2) In other cases –</p> <p>(a) Where the area of the gross floor space to be created by the development does not exceed 465 square metres, £96;</p> <p>(b) Where the area of the gross floor space to be created by the development exceeds 465square metres, but does not exceed 540square metres, £462;</p> <p>(c) 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, £462 for the first 540 square metres, and an additional £462 for each 75square metres of that area in excess of 540 square metres (or part thereof), and;</p>

	(d) Where the area of the gross floor space to be created by the development exceeds 4215 square metres, £22,859; and an additional £138 for each 75 square metres in excess of 4215 square metres (or part thereof), subject to a maximum in total of £300,000.
4. The erection of glass houses on land used for the purposes of agriculture.	(1) Where the area of gross floor space to be created by the development does not exceed 465 square metres, £96; (2) Where the area of gross floor space to be created by the development exceeds 465 square metres, £2,580.
5. The erection, alteration or replacement of plant or machinery	(1) Where the site area does not exceed 5 hectares, £462 for each 0.1 hectares of the site area (or part thereof); (2) Where the area exceeds 5 hectares, £22,859; and an addition £138 for each 0.1 hectares in excess of 5 hectares (or part thereof), subject to a maximum total of £300,000.
6. The enlargement, improvement or other alteration of existing dwellinghouses	(1) Where the application relates to one dwellinghouse, £206; (2) Where the application relates to two or more dwellinghouses, £407.
7. 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.	£206
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.	£234
9. The carrying out of any operations connected with exploratory drilling for oil or natural gas	(1) Where the site area does not exceed 7.5 hectares, £508 for each 0.1 hectares of the site area (or part thereof); (2) Where the area exceeds 7.5 hectares, £38,070; and an addition £151 for each 0.1 hectares in excess of 7.5 hectares (or part

	thereof), subject to a maximum total of £300,000
9A. The carrying out of any operations (other than operations coming within category 9) for the winning and working of oil and natural gas.	<p>(1) Where the site area does not exceed 15 hectares, £257 for each 0.1 hectares of the site area (or part thereof);</p> <p>(2) Where the area exceeds 15 hectares, £38,520; and an additional £151 for each 0.1 hectares in excess of 15 hectares (or part thereof), subject to a maximum total of £78,000</p>
10. The carrying out of any operations not coming within any of the above categories	<p>(1) In the case of operations for the winning and working of minerals –</p> <p>(a) Where the site area does not exceed 15 hectares, £234 for each 0.1 hectare of the site area (or part thereof);</p> <p>(b) Where the site area exceeds 15 hectares, £34,934; and an additional £138 for each 0.1 hectare in excess of 15 hectares (or part thereof), subject to a maximum in total of £78,000.</p> <p>(2) In any other case, £234 for each 0.1 hectare of the site area (or part thereof), subject to a maximum in total of £2,028.</p>
<i>II Uses of Land</i>	
11. The change of use of a building to use as one or more separate dwellinghouses	<p>(1) Where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses –</p> <p>(a) Where the change of use is to use as 50 or fewer dwellinghouses, £462 for each additional dwellinghouse.</p> <p>(b) Where the change of use is to use as more than 50 dwellinghouses, £22,859; and an additional £138 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £300,000.</p> <p>(2) In all other cases –</p> <p>(a) Where the change of use is to use as 50 or fewer dwellinghouses, £462 for each additional dwellinghouse.</p> <p>(b) Where the change of use is to use as more than 50 dwellinghouses, £22,859; and an additional £138 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £300,000.</p>

<p>12. The use of land for –</p> <p>(a) The disposal of refuse or waste materials;</p> <p>(b) The deposit of materials remaining after minerals have been extracted from land; or</p> <p>(c) The storage of minerals in the open.</p>	<p>(1) Where the site area does not exceed 15 hectares, £234 for each 0.1 hectares of the site area (or part thereof);</p> <p>(2) Where the area exceeds 15 hectares, £34,934; and an additional £138 for each 0.1 hectares in excess of 15 hectares (or part thereof), subject to a maximum total of £78,000.</p>
<p>13. The making of a material change in the use of a building or land (other than a material change of use in category 11 or 12(a), (b) or (c)).</p>	<p>£462</p>