

SCALE OF FEES

(Revised April 2010)

DEVELOPMENT	FEE PAYABLE
Enlargement, improvement or other alteration of existing dwellinghouse	Relating to one house - £150 Relating to two or more houses - £295
Building or operations relating to a house including sheds, gates, fences, walls, etc.	£150
Erection of dwellings	In outline £335 per 0.1 ha. Sites exceeding 2.5ha, £8,285 plus £100 per 0.1ha in excess of 2.5ha. Max £125,000 Otherwise £335 per dwelling. Developments of more than 50 dwellings, £16,565 plus £100 per dwelling in excess of 50. Max £250,000
Erection of agricultural glasshouses, and polytunnels	Floorspace up to and including 465m ² - £70 Floorspace more than 465m ² - £1,870
Erection of other agricultural buildings	In outline £335 per 0.1 ha. Sites exceeding 2.5ha, £8,285 plus £100 per 0.1ha in excess of 2.5ha. Max £125,000 Otherwise: Floorspace up to and including 465m ² - £70 Floorspace between 465-540m ² - £335 Floorspace between 540-4215m ² , £335 for the 1 st 540m ² , plus £335 per 75m ² in excess of 540m ² Floorspace exceeding 4215m ² , £16,565 plus £100 per 75m ² in excess of 4215m ² . Max £250,000
Prior determination (including (a) applications to determine whether prior approval of details is required before buildings/roads are constructed under Permitted Development Rights for agricultural/forestry development, (b) demolition and (c) installation of telecommunications equipment).	(a) £70 (b) £70 (c) £335
Erection of other buildings	In outline £335 per 0.1 ha. Site exceeding 2.5ha, £8,285 plus £100 per 0.1ha in excess of 2.5ha. Max £125,000 Otherwise: Floorspace up to and including 0-40m ² - £170 Floorspace between 40-75m ² - £335 Floorspace between 75-3750m ² - £335 for each 75m ² Floorspace exceeding 3750m ² , £16,565 plus £100 per 75m ² in excess of 3750m ² . Max £250,000
Erection, alteration or replacement of plant or machinery	£335 per 0.1 ha. Sites exceeding 5ha, £16,565 plus £100 per 0.1ha in excess of 5ha. Max £250,000



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Car parks, service roads or other accesses for existing uses	£170
Business advertisements	£95
Other advertisements	£335
The carrying out of any operations connected with exploratory drilling for oil or natural gas	£335 per 0.1ha of the site area. Sites exceeding 7.5ha £25,000 plus £100 per 0.1ha in excess of 7.5ha. Max of £250,000
Operations not coming within any of the above categories	In the case of operation for winning and working of minerals £170 per 0.1ha. Sites exceeding 15ha, £25,315 plus £100 per 0.1ha in excess of 15ha. Max £65,000 In any other case £170 per 0.1ha subject to max £1,690.00
CHANGES OF USE	
Change of use from single dwellinghouse to use as two or more separate dwellinghouses	£335 per additional dwelling created. Creation of 50+ dwellings, £16,565 plus £100 per dwelling created in excess of 50. Max £250,000
Change of use of any other building to use as one or more separate dwellinghouses	£335 per additional dwelling created. Creation of 50+ dwellings £16,565 plus £100 per dwelling created in excess of 50. Max £250,000
Use of land for waste disposal or for deposits after mineral extraction, or use of land for storage of minerals in the open	£170 per 0.1 ha. Site exceeding 15ha £25,315 plus £100 per 0.1ha in excess of 15ha. Max £65,000
Other material change of use of building or land	£335
Continuance of a use, retention of a building, variation or removal of a condition	£170
OTHERS	
Enforcement Appeals. Fees for deemed planning applications	Double the relevant application fee (half to Department of the Environment, half to Local Planning Authority)
Applications for Certificate of Lawful Use or Development	Applications for an existing use, operation or activity are subject to the fees as specified above Applications for an existing use, operation or activity in breach of a condition are subject to a flat rate of £170 Applications for a proposed use or development are subject to a fee equal to half the fee for an existing use Where an application relates to a use for which an Established Use Certificate already exists - Any use - normal fee.

FEES FOR PLANNING APPLICATIONS

GUIDANCE NOTES - SUBJECT TO THE REGULATIONS

An application for planning permission, or approval of reserved matters, or for display of an advertisement, must be accompanied by the appropriate fee as required by the Town & Country Planning (Fees for Applications and Deemed Applications) (Amendment) (No 3) Regulations 1993. The scale of charges is set out overleaf. In the absence of the relevant fee, your application may be delayed, and the Council will be unable to deal with it.

These notes summarise the main provisions of the Regulations. If you think any of the exemptions apply in your case, or if you have any other queries, you should either seek the advice of the planning staff or refer to the Regulations. Copies are available for inspection on request at the Council Offices, or may be obtained from Her Majesty's Stationery Office.

Exemption from Fees

No fee is payable in respect of:

- (1) extensions and alterations to a dwellinghouse to improve access, safety, health or comfort for the benefit of a disabled person who is or will be resident there; or improvements to a public building for the access of disabled people;
- (2) an application required because of the removal of Permitted Development Rights, either by a condition attached to a previous planning permission, or by an Article 4 Direction;
- (3) a revised application for development similar to a previous application (time limits apply and may be exercised once only and on behalf of the same Applicant);
- (4) a revised application for advertisement consent, similar to a previous application (time limits apply and may be exercised once only).

Reduced Fees

There are special arrangements for alternative applications for one site.

There is a standard fee for non-profit making sports clubs for playing fields - £335.

Applications by Parish, Town and Community Councils: the fee payable is half the normal fee for the application in question.

Mixed Development

Where an application is for development in more than one category (not including the erection of residential accommodation), the higher of the relevant fees has to be paid. The fee for applications which involve both dwellinghouses and other types of buildings is calculated by adding together the fee appropriate to each development. Common service floorspace must be apportioned in the way described in the Regulations.

Development Crossing Administrative Boundaries

Where development crosses Planning Authority boundaries and therefore requires several applications, only one fee is payable, paid to the Authority having the larger site, but calculated for the whole site and subject to a special ceiling.

Notes

1. A disabled person is defined in accordance with Section 29 of the National Assistance Act 1948.
2. Floorspace means gross floorspace and shall be defined by external measurement of the building, whether or not it is to be bounded by external walls.
3. References in these notes to 0.1 ha means 0.1 hectares, or part thereof, of the site area. Fractions of 0.1 hectares are therefore to be counted as 0.1 hectares.
4. **APPLICANTS ARE REQUESTED, WHEREVER POSSIBLE, TO PAY BY CHEQUE, AND TO SEPARATE THE FEE FROM ANY WHICH MAY BE PAYABLE UNDER THE BUILDING REGULATIONS**

Cheques should be made payable to South Gloucestershire Council.