

Proposed pre-application planning advice charges

Residential	Fee Payable
Extensions or other alterations to an existing dwelling including ancillary development within its curtilage	Free
1 – 9 dwellings*	£250 for first dwelling + £50 for every additional dwelling thereafter
10 – 49 dwellings*	£750 for first ten dwellings + £10 for every additional dwelling thereafter
50+ dwellings*	£POA
New dwellings but where numbers not known	£POA
Elderly persons accommodation, retirement living developments, sheltered apartments, residential care homes falling within Use Class C2, - 1-9 bedspaces - 10 – 50 bedspaces - More than 50 bedspaces	 £250 £500 £750
Other residential uses <i>(including hotels, residential institutions, houses in multiple occupation, etc)</i>	£POA

* = including change of use of existing floorspace

Non-residential

Provision of floorspace (gross internal area), change of use of existing floorspace (gross internal area) or change of use of land (gross area): - Up to 100 m2 - 101 – 499 m2 - 500 – 999 m2	 £200 £250 £500
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- More than 1,000 m2 where it relates to proposed uses with Classes B1, B2, B8, or a mix of these uses	£700
- More than 1,000 m2 where it relates to any uses outside of Classes B1, B2 or B8	£POA

Other

Small scale development not falling into any of the above categories <i>(for example: engineering works, new shop fronts, moorings, means of enclosure, renewable energy plant on existing business premises)</i>	£200
Installation or replacement of telecommunications mast	£200 per site
Minor amendments to an extant planning permission	£100
Advertisements / signage:	
- For the purposes of a community use which is non-profit making (not including education providers)	Free
- On business premises less than 100 m2 gross internal floor area	Free
- All other adverts	£150
Any development or works being carried out by a community use which is non-profit making (not including education providers)	Free
Follow up advice	50% of the original pre-application planning advice fee/ £POA

Notes:

1. £POA (Price on Application) indicates that a fee will be calculated on a case by case basis, based on a schedule of rates published by the Council and updated annually.

2. Where advice is sought in relation to mixed use proposals, the fee for each element of the scheme should be calculated using the table above and then added together.
3. Where advice is required from external consultants or consultees to whom a payment must be made, the applicant will be expected to meet these costs and they will be in addition to the pre-application advice fee set out above.