

Revised Planning Application Fees – 2025

<u>Development Type</u>	<u>Old Fee</u>	<u>New Fee</u>
Dwellinghouses		
Householder – works within/along the boundary of an existing dwellinghouse	£258	£262
Householder – alterations/extensions to an existing single dwellinghouse	£258	£528
Application relates to two or more dwellinghouses	£509	£1,043
Number of dwellinghouses created is fewer than 10, fee for each dwellinghouse	£578	£588
Number of dwellinghouses created is at least 10 but no more than 50, fee for each dwellinghouse	£624	£635
Number of dwellinghouses created exceeds 50	£30,860	£31,385
Plus an additional fee per dwellinghouse in excess of 50 (Max total £411,885)	£186	£189
Commercial		
No floor space created	£293	£298
Floor space created does not exceed 40 square metres	£293	£298
Floor space created exceeds 40 square metres but is less than 1000 square metres, fee for each 75 square metres	£578 per 75m ²	£588 per 75m ²
Floor space created is at least 1000 square metres but does not exceed 3750 square metres, fee for each 75 square metres	£624 per 75m ²	£635 per 75m ²
When development exceeds 3750 Square metres	£30,680	£31,385
Plus an additional fee for each 75 square metres in excess of 3750 square metres (Max total £411,885)	£186	+ £189 per 0.1h
Outline - Dwellings		
The site area is less than 0.5 hectare, fee for each 0.1 hectare	£578	£588 per 0.1h
The site area is at least 0.5 hectare but does not exceed 2.5 hectares, fee for each 0.1 hectare	£624	£635 per 0.1h
The site area exceeds 2.5 hectares	£15,433	£15,695
Plus an additional fee for each 0.1 hectares in excess of 2.5 hectares (Max total £205,943)	£186	+ £189 per 0.1h
Outline – Commercial		
The site area is less than 1 hectare, fee for each 0.1 hectare	£578	£588 per 0.1h

The site area is at least 1 hectare but does not exceed 2.5 hectares, fee for each 0.1 hectare	£624	£635 per 0.1h
The site area exceeds 2.5 hectares	£15,433	£15,695
Plus an additional fee for each 0.1 hectare (Max total £205,943)	£186	£189 per 0.1h
Other		
Change of Use	£578	£588
Advert	£165	£168
Other Adverts	£578	£588
Demolition	£120	£240
Telecommunications	£578	£588
Car Park Construction	£293	£298
Permission in Principle per 0.1 hectare of the site	£503	£512 per 0.1h
Non Material Amendment		
Commercial	£293	£298
Householder	£43	£44
Conditions		
Discharge of Householder	£43	£86
Discharge of Commercial	£145	£298
Removal or Variation of Condition – Householder	—	£86
Removal or Variation of Condition – Minor	£293	£586
Removal or Variation of Condition – Major	—	£2,000
Lawful Development Certificate		
Commercial		
Existing	£578	Same as Full Application fee
Proposed	£289	Half the Full Application fee
Existing use or operation - lawful not to comply with any condition or limitation	—	£289
Householder		
Existing	£258	£262 / £528
Proposed	£129	£131 / £264

Prior Approvals		
Householder	£120	£240
Changes of use (various)	£120	£240
Changes of use with building operations	£258	£516
Communications (previously Telecommunications Code Systems Operators)	£578	£588
Solar panels/equipment	—	£240
Construction of new dwellinghouses – Fewer than 10 dwellinghouses	—	£425 per dwellinghouse
Construction of new dwellinghouses – Between 10 and 50 dwellinghouses	—	£459 per dwellinghouse
Construction of new dwellinghouses – More than 50 dwellinghouses (Maximum fee of £411,88)	—	£22,688 + £137 for each dwellinghouse in excess of 50