

A Guide to the Fees for Welsh Planning Applications - April 2009

'The Town and Country Planning (Applications and Deemed Applications) Fees (Amendment) (Wales) Regulations 2009'

These fees apply to applications made from 6th April 2009 onwards.

PAYMENT OF FEES

The fee should be paid at the time the Application is submitted. If you are unsure of the fee applicable, please consult your Local Planning Authority.

All Outline Applications		
£330 per 0.1 hectare for sites up to and including 2.5 hectares	Not more than 2.5 hectares	£330 per 0.1 hectare
£8,232 + £84 for each 0.1 in excess of 2.5 hectares to a maximum of £125,000	More than 2.5 hectares	£8,232 + £84 per 0.1 hectare
Householder Applications		
Alterations/extensions to a single dwelling , including works within boundary	Single dwelling (excluding flats)	£166
Full Applications (and First Submissions of Reserved Matters)		
Alterations/extensions to two or more dwellings , including works within boundaries	Two or more dwellings (or one or more flats)	£330
New dwellings (up to and including 50)	New dwellings (not more than 50)	£330 per dwelling
New dwellings (for <i>more</i> than 50) £16,464 + £84 per additional dwelling in excess of 50 up to a maximum fee of £250,000	New dwellings (more than 50)	£16,464 + £84 per additional dwelling
Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery)		
<ul style="list-style-type: none"> Increase of floor space 	No increase in gross floor space or no more than 40m ²	£166
<ul style="list-style-type: none"> Increase of floor space 	More than 40m ² but no more than 75m ²	£330
<ul style="list-style-type: none"> Increase of floor space 	More than 75m ²	£330 for each 75m ² or part thereof, to a maximum of £250,000
The erection of buildings (on land used for agriculture for agricultural purposes)		
<ul style="list-style-type: none"> Site area 	Not more than 465m ²	£61
<ul style="list-style-type: none"> Site area 	More than 465m ² but not more than 540m ²	£330
<ul style="list-style-type: none"> Site area 	More than 540m ²	£330 for first 540m ² + £330 for each 75m ² (or part thereof) in excess of 540 m ² to a maximum of £250,000
Erection of glasshouses on land used for the purposes of agriculture		
<ul style="list-style-type: none"> Site area 	Not more than 465m ²	£61
<ul style="list-style-type: none"> Site area 	More than 465m ²	£1870

Full Applications (and First Submissions of Reserved Matters) continued...		
Erection/alterations/replacement of plant and machinery		
• Site area	Not more than 5 hectares	£335 for each 0.1 hectare (or part thereof)
• Site area	More than 5 hectares	£16,464 + additional £84 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £250,000

Applications other than Building Works		
Car parks, service roads or other accesses	for existing uses	£166
Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)		
• Site area	Not more than 15 hectares	£166 for each 0.1 hectare (or part thereof)
• Site area	More than 15 hectares	£24,852 + £84 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £65,000
Operations connected with exploratory drilling for oil or natural gas		
• Site area	Not more than 7.5 hectares	£330 for each 0.1 hectare (or part thereof)
• Site area	More than 7.5 hectares	£24,852 + additional £84 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £250,000
Other operations (winning and working of minerals)		
• Site area	Not more than 15 hectares	£166 for each 0.1 hectare (or part thereof)
• Site area	More than 15 hectares	£24,852 + additional £84 for each 0.1 in excess of 15 hectare up to a maximum of £65,000
Other operations (not coming within any of the above categories)		
• Site area	Any site area	£166 for each 0.1 hectare (or part thereof) up to a maximum of £250,000

Lawful Development Certificate		
LDC – Existing Use - in breach of a planning condition		Same as Full
LDC – Existing Use LDC - lawful not to comply with a particular condition		Same as Full
LDC – Proposed Use		Half the normal planning fee.

Prior Approval		
Agricultural and Forestry buildings & operations or demolition of buildings		£61
Telecommunications Code Systems Operators		£330

Reserved Matters		
Application for removal or variation of a condition following grant of planning permission		£170
Application for approval of reserved matters following outline approval		Full fee due or if full fee already paid then £330 due

Change of Use		
Change of Use of a Building to Use as one or more separate dwellinghouses		
Change of use of a single dwellings to be used for two or more dwellings	Not more than 50 dwellings	£330 for each
	More than 50 dwellings	£16,464 + £84 for each in excess of 50 to a maximum of £250,000
Change of use of a building for 1 or more separate dwellings	Not more than 50 dwellings	£330 for each
	More than 50 dwellings	£15630 + £84 for each in excess of 50 to a maximum of £250,000
Other material change of use of a building or land		£330

Advertising		
Relating to the business on the premises		£90
Advance signs which are not situated on or visible from the site, directing the public to a business		£90
Other advertisements		£330

CONCESSIONS

Exemptions From Payment
For alterations, extensions, etc. to a dwelling house for the benefit of a registered disabled person
An application solely for the carrying out of the operations for the purpose of providing a means of access for disabled persons to or within a building or premises to which members of the public are admitted
Listed Building Consent
Conservation Area Consent
Works to Trees covered by a Tree Preservation Order or in a Conservation Area Hedgerow Removal
If the proposal relates to works that require planning permission only by virtue of an Article 4 Direction of the Town & Country Planning (General Permitted Development) Order 1995. I.e. where the application is required only because of a direction or planning condition removing permitted development rights.
If the application is for a lawful development certificate, for existing use, where an application for planning permission for the same development would be exempt from the need to pay a planning fee under any other planning fee regulation
If the application is for consent to display an advertisement following either a withdrawal of an earlier application (before notice of decision was issued) or where the application is made following refusal of consent for display of an advertisement, and where the application is made by or on behalf of the same person
If the application is for consent to display an advertisement which results from a direction under Regulation 7 of the Control of Advertisements Regulations 1992, dis-applying deemed consent under Regulation 6 to the advertisement in question
If the application is for alternate proposals for the same site by the same applicant, in order to benefit from the permitted development right in Schedule 2 Part 3 Class E of the Town and Country Planning (General Permitted Development) Order 1995
Is this the first revision of an application for development of the same character, on the same site, by the same applicant within 12 months of the date of original application (if withdrawn), or of the date of decision where planning permission has either been granted or refused?
This exemption does NOT apply where this would regularise works which have been undertaken in breach of conditions, would regularise variations from the approved plan, or would amend plans in advance of the start of work on approved applications.

Reductions To Payments
If the application is being made on behalf of a non-profit making sports club for works for playing fields not involving buildings then the fee is £330
If the application is being made on behalf of a parish or community council then the fee is 50%
If the application is an alternative proposal being submitted on the same site by the same applicant on the same day, where this application is of lesser cost then the fee is 50%
In respect of reserved matters you must pay a sum equal to or greater than what would be payable at current rates for approval of all the reserved matters. If this amount has already been paid then the fee is £330
If the application is for a Lawful Development Certificate for a Proposed use or development, then the fee is 50%
If two or more applications are submitted for different proposals on the same day and relating to the same site then you must pay the fee for the highest fee plus half sum of the others
Where an application relates to development which is within more than one fee category, the correct fee is simply the highest of the fees payable
Where an application consists of the erection of dwellings and the erection of other types of buildings the fees are added together.