

DRAFT Fees and Charges 2023/24

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2022/23 Fees & Charges £	Draft 2023/24 Fees & Charges £
<u>PLANNING COMMITTEE</u>					
<u>Planning</u>					
Pre-application Advice:					
Large Scale Major Development	a	Per Enquiry	D	1,000.00	1,500.00
Significant Major Development	a	Per Enquiry	D	750.00	1,000.00
Small Scale Major Development	a	Per Enquiry	D	500.00	750.00
Minor Development (A)	a	Per Enquiry	D	350.00	450.00
Minor Development (B)	a	Per Enquiry	D	250.00	300.00
Householder Meeting	a	Per Enquiry	D	100.00	110.00
Householder Written Only	a	Per Enquiry	D	50.00	60.00
Custom and Self-Build Register	d	Per Year	D	120.00	130.00
Section 106:					
S106 Monitoring Fee	c	Per trigger	D	300.00	350.00
Printing Charges:					
A4 Documents including Decision Notes, Completion Certificates and Plans:					
Up to 14 Copies	N/A	Up to 14 Copies	D	No Charge	No Charge
15 Copies	a	15 Copies	D	2.00	2.20
Further copies	a	Per Copy	D	15p	20p
A3 Documents including Plans:					
Up to 7 Copies	N/A	Up to 7 Copies	D	No Charge	No Charge
8 Copies	a	8 Copies	D	2.00	2.20
Further Copies	a	Per Copy	D	25p	30p

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A combination of the above shall be treated on the basis of 10p per copy for the A4 and 20p per copy for the A3. When the trigger of £1.50 is reached in any combination charging should commence.					
A2 Plans:					
1 st Copy	a	1 st Copy	D	4.30	5.00
Additional Copies	a	Per Additional Copy	D	3.00	3.30
A1 Plans:					
1 st Copy	a	1 st Copy	D	8.50	9.50
Additional Copies	a	Per Additional Copy	D	5.75	7.50
Publications:					
Adopted Fylde Borough Local Plan to 2032	e	Per document	D	75.00	80.00
Fylde Borough Local Plan to 2032 Revised Preferred Option	e	Per document	D	50.00	55.00
Fylde Borough Local Plan As Altered 2005	e	Per document	D	46.00	50.00
Postage	c	Per document		3.00	5.00
Housing Land Availability	e	Per document	D	15.50	17.00
Postage	c	Per document		1.00	1.80
House Extending Your Home	e	Per document	D	30.00	35.00
Postage	c	Per document		0.60	1.80
Strategic Housing Land Availability Assessment	e	Per document	D	3.30	4.50
Postage	c	Per document		0.50	1.80

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Land at Wesham Hospital	e	Per document	D	2.20	3.00
Postage	e	Per document	D	0.50	1.80
Land at Queensway	e	Per document	D	2.20	3.00
Postage	e	Per document	D	0.50	1.80
Queen Mary School	e	Per document	D	5.50	6.50
Postage	e	Per document	D	0.50	1.80
Windows Doors and Architectural Joinery	e	Per document	D	5.50	6.50
Postage	e	Per document	D	0.50	1.80
Wimbourne Stables	e	Per document	D	2.20	3.00
Postage	e	Per document	D	0.50	1.80
Policy for Shop Front Design Guide	e	Per document	D	3.30	4.00
Postage	e	Per document	D	0.50	1.80
606 Clifton Drive North (Revised Development Brief)	e	Per document	D	2.20	3.00
Postage	e	Per document	D	0.50	1.80
Land at Weeton Road, Wesham	e	Per document	D	2.20	3.00
Postage	e	Per document	D	0.50	1.80
The Conversion of Fylde's Traditional Farm Buildings	e	Per document	D	3.30	4.00
Postage	e	Per document	D	0.50	1.80
Any document not included in the above list will be charged at the relevant charge per page as set out above					

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<p><u>Planning Fees</u></p> <p>Planning fees are charged at the national rates which are established and set by the Government.</p> <p>https://new.fylde.gov.uk/resident/planning/planning-application-fees/</p> <p><u>Building Control</u></p> <p><u>Full Plans</u></p> <p>Standard charge for erection of dwelling houses up to 300m2 and up to 3 storeys</p> <p>1 dwelling a Per application D 690.00 720.00</p> <p>2 dwellings a Per application D 930.00 960.00</p> <p>3 dwellings a Per application D 1,170.00 1200.00</p> <p>4 dwellings a Per application D 1,410.00 1440.00</p> <p>5 dwellings a Per application D 1,650.00 1680.00</p> <p>Erection or conversion of 6 or more dwellings or flats a Per application D Negotiated fee Negotiated fee</p> <p>Erection of dwellings or flats where the total floor area exceeds 300m2 a Per application D Negotiated fee Negotiated fee</p> <p>Standard charges for dwellings formed by conversion</p> <p>1 dwelling a Per application D 550.00 600.00</p> <p>2 dwellings a Per application D 800.00 840.00</p> <p>3 dwellings a Per application D 900.00 960.00</p> <p>4 dwellings a Per application D 1,100.00 1200.00</p>					

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Standard charges for dwellings formed by conversion continued:					
5 dwellings	a	Per application	D	1,400.00	1,450.00
Standard charges for extensions to existing dwellings					
Extension with floor area not exceeding 10m2	a	Per application	D	390.00	420.00
Extension with floor area exceeding 10m2, but not exceeding 40m2	a	Per application	D	500.00	540.00
Extension with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	675.00	720.00
Extension with floor area exceeding 80m2, but not exceeding 100m2	a	Per application	D	825.00	870.00
Loft conversion up to 40m2 that does not includes a dormer window	a	Per application	D	390.00	420.00
Loft conversion up to 40m2 that includes a dormer window	a	Per application	D	500.00	540.00
Erection or extension of a detached or attached domestic garage not exceeding 40m2	a	Per application	D	300.00	390.00
Erection or extension of a detached or attached domestic garage or carport with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	400.00	450.00
Conversion of domestic garage to habitable room	a	Per application	D	350.00	390.00
Notifiable electrical work carried out by a non-competent person (i.e. not Part P registered)	a	Per dwelling	D	300.00	300.00
Reversion work from an approved inspector	a	Per application	D	Negotiated Fee	Negotiated Fee
Building work in relation to more than one building	a	Per application	D	Negotiated Fee	Negotiated Fee
Extension to a dwelling where floor area exceeds 80m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Loft conversion (with or without a dormer) to a dwelling where floor area exceeds 40m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Garage or carport where floor area exceeds 60m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Regularisation of any work which would normally be subject to a set charge/negotiated fee	e	Per application	D	Minimum 150%	Minimum 150%

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Standard charges to other works to dwellings:					
Renovation of a thermal element of a single dwelling or flat	a	Per application	D	150.00	150.00
Renovation of a thermal element to more than one dwelling or flat	a	Per application	D	Negotiated Fee	Negotiated Fee
Replacement windows (multi flat or single dwelling , up to 10 windows)	a	Per application	D	150.00	150.00
Replacement of more than 10 windows	a	Per application	D	Negotiated Fee	Negotiated Fee
Internal alterations (Incl. structural) and installation of fittings other than electrical work	a	Per application	D	Negotiated Fee	Negotiated Fee
Fixed price based on cost of work:					
Up to £1,000	a	Per application	D	150.00	150.00
£1,000 to £5,000	a	Per application	D	250.00	250.00
£5,000 to £10,000	a	Per application	D	300.00	300.00
£10,000 to £20,000	a	Per application	D	400.00	400.00
£20,000 to £30,000	a	Per application	D	500.00	500.00
£30,000 to £40,000	a	Per application	D	600.00	600.00
£41,000 to £100,000	a	Per application	D	72.00 per £10k	72.00 per £10k
£101,000 to £1,000,000	a	Per application	D	48.00 per £10k	48.00 per £10k
Electrical Work					
Electrical work other than a rewire	a	Per application	D	Negotiated Fee	Negotiated Fee
Rewire of a dwelling including new consumer unit	a	Per application	D	Negotiated Fee	Negotiated Fee

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Standard charges for work to non-domestic buildings:					
Extensions and new buildings (commercial)					
Not Exceeding 10m2 (industrial and storage)	a	Per application	D	350.00	350.00
Not exceeding 10m2 (other use classes)	a	Per application	D	400.00	400.00
Between 10m2 and 40m2 (industrial and storage)	a	Per application	D	450.00	450.00
Between 10m2 and 40m2 (other use classes)	a	Per application	D	550.00	550.00
Exceeding 40m2	a	Per application	D	Negotiated Fee	Negotiated Fee
All other work and alterations to non-domestic buildings					
Window replacement (up to 10 windows)	a	Per application	D	150.00	150.00
Window replacement (over 10 windows)	a	Per application	D	Negotiated fee	Negotiated fee
Renovation of a thermal element (cost up to £20,000)	a	Per application	D	250.00	250.00
Renovation of a thermal element (cost over £20,000)	a	Per application	D	Negotiated fee	Negotiated fee
Alterations and works not described elsewhere, including structural, shop and office fit-out and installation of controlled fittings. Based on cost of works:					
Up to £5,000	a	Per application	D	300.00	300.00
£5,000 to £10,000	a	Per application	D	350.00	350.00
£10,000 to £20,000	a	Per application	D	400.00	400.00
£20,000 to £30,000	a	Per application	D	500.00	500.00
£30,000 to £40,000	a	Per application	D	600.00	600.00
£41,000 to £100,000	a	Per application	D	72.00 per £10k	72.00 per £10k
£101,000 to £1,000,000	a	Per application	D	48.00 per £10k	48.00 per £10k

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Miscellaneous Charges					
Re-open an archive file	a	Per file	D	84.00	90.00
Research and retrieval of manual records (other than for search records)	a	Per file	D	60.00	90.00
Subsequent site inspections on applications previously archived	a	Per inspection	D	72.00	90.00
Copy Decision Notices and Completion certificates and, issue of non-standard data for property sale purposes	a	Per document	D	25.00	30.00
Demolition application to demolish existing property under Section 80 of the Building Act 1984 and issuing of counter notice under Section 81 of the Building Act 1984.	a	Per application	D	150.00	150.00
Research and retrieval of computerised records where application reference is not known	a	Per application	D	-	50.00
NOTES:					
1) Where a negotiated fee is indicated factors such as design brief, competency, build duration, service level agreement, number of units/dwellings and type of construction are factored in to provide the individual charge.					
2) Where works are of estimated cost value and are being carried out simultaneously as a standard charge item for extensions to an existing dwelling the fee shall be reduced by 50%					
3) Where the person is registered disabled and the proposals are for the benefit of that person the application is exempt from charge.					
Building Notice					
Standard charge for erection of dwelling houses up to 300m2 and up to 3 storeys					
Building Notice charge is equal to the Full Plans fee plus 10%					
1 dwelling	a	Per application	D	759.00	792.00
2 dwellings	a	Per application	D	1,023.00	1,056.00
3 dwellings	a	Per application	D	1,287.00	1,056.00
4 dwellings	a	Per application	D	1,551.00	1,584.00
5 dwellings	a	Per application	D	1,815.00	1,848.00
Erection or conversion of 6 or more dwellings or flats	a	Per application	D	Negotiated fee	Negotiated fee
Erection of dwellings or flats where the total floor area exceeds 300m2	a	Per application	D	Negotiated fee	Negotiated fee
Standard Charge for dwellings formed by conversion					
1 dwelling	a	Per application	D	605.00	660.00
2 dwellings	a	Per application	D	880.00	924.00

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Standard Charge for dwelling formed by conversion continued:					
3 dwellings	a	Per application	D	990.00	1,056.00
4 dwellings	a	Per application	D	1,210.00	1,320.00
5 dwellings	a	Per application	D	1,540.00	1,617.00
Building Notice charges for extensions to existing dwellings					
Extension with floor area not exceeding 10m2	a	Per application	D	429.00	462.00
Extension with floor area exceeding 10m2, but not exceeding 40m2	a	Per application	D	550.00	594.00
Extension with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	742.50	792.00
Extension with floor area exceeding 80m2, but not exceeding 100m2	a	Per application	D	907.50	957.00
Loft conversion up to 40m2 that does not includes a dormer window	a	Per application	D	429.00	462.00
Loft conversion up to 40m2 that includes a dormer window	a	Per application	D	550.00	594.00
Erection or extension of a detached or attached domestic garage not exceeding 40m2	a	Per application	D	330.00	429.00
Erection or extension of a detached or attached domestic garage or carport with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	440.00	495.00
Conversion of domestic garage to habitable room	a	Per application	D	385.00	429.00
Notifiable electrical work carried out by a non-competent person (i.e. not Part P registered)	a	Per application	D	250.00	250.00
Reversion work from an approved inspector	a	Per application	D	Negotiated Fee	Negotiated Fee
Building work in relation to more than one building	a	Per application	D	Negotiated Fee	Negotiated Fee
Extension to a dwelling where floor area exceeds 80m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Loft conversion (with or without a dormer) to a dwelling where floor area exceeds 40m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Garage or carport where floor area exceeds 60m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Building Notice charges to other works to dwellings:					
Renovation of a thermal element of a single dwelling or flat	a	Per application	D	165.00	165.00

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Building Notices charges to other works to dwellings continued:					
Renovation of a thermal element to more than one dwelling or flat	a	Per application	D	Negotiated Fee	Negotiated Fee
Replacement windows (multi flat or single dwelling , up to 10 windows)	a	Per application	D	165.00	165.00
Replacement of more than 10 windows	a	Per application	D	Negotiated Fee	Negotiated Fee
Internal alterations (Incl. structural) and installation of fittings other than electrical work	a	Per application	D	Negotiated Fee	Negotiated Fee
Fixed price based on cost of work:					
Up to £1,000	a	Per application	D	165.00	165.00
£1,000 to £5,000	a	Per application	D	275.00	275.00
£5,000 to £10,000	a	Per application	D	330.00	330.00
£10,000 to £20,000	a	Per application	D	440.00	440.00
£20,000 to £30,000	a	Per application	D	550.00	550.00
£30,000 to £40,000	a	Per application	D	660.00	660.00
£41,000 to £100,000	a	Per application	D	£80.00 per £10k	£80.00 per £10k
£101,000 to £1,000,000	a	Per application	D	£50.00 per £10k	£50.00 per £10k
Electrical Work					
Electrical work other than a rewire	a	Per application	D	Negotiated fee	Negotiated fee
Rewire of a dwelling including new consumer unit	a	Per application	D	Negotiated fee	Negotiated fee

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