

DRAFT Fees and Charges 2020/21

Appendix A

PLANNING COMMITTEE	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2019/20 Fees & Charges £	Draft 2020/21 Fees & Charges £
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Planning Pre-application Advice: Large Scale Major Development Significant Major Development Small Scale Major Development Minor Development (A) Minor Development (B) Householder Meeting Householder Written Only (N.B the above charges relate to a revised scheme of charging introduced for 2016/17. Accordingly there are no comparative charges for 2015/16). Printing Charges: A4 Documents including Decision Notes, Completion Certificates and Plans: Up to 14 Copies 15 Copies Further copies A3 Documents including Plans: Up to 7 Copies 8 Copies Further Copies A combination of the above shall be treated on the basis of 10p per copy for A4 and 20p per copy for A3. When the trigger of £1.50 is reached in any combination charging should commence.					
	a	Per Enquiry	D	1,000.00	1,000.00
	a	Per Enquiry	D	750.00	750.00
	a	Per Enquiry	D	500.00	500.00
	a	Per Enquiry	D	350.00	350.00
	a	Per Enquiry	D	250.00	250.00
	a	Per Enquiry	D	100.00	100.00
	a	Per Enquiry	D	50.00	50.00
	N/A	Up to 14 Copies	D	No Charge	No Charge
	a	15 Copies	D	2.00	2.00
	a	Per Copy	D	15p	15p
	N/A	Up to 7 Copies	D	No Charge	No Charge
	a	8 Copies	D	2.00	2.00
	a	Per Copy	D	25p	25p

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A2 Plans:					
1 st Copy	a	1 st Copy	D	4.30	4.30
Additional Copies	a	Per Additional Copy	D	3.00	3.00
A1 Plans:					
1 st Copy	a	1 st Copy	D	8.50	8.50
Additional Copies	a	Per Additional Copy	D	5.75	5.75
Publications:					
Adopted Fylde Borough Local Plan to 2032	e	Per document	D	75.00	75.00
Fylde Borough Local Plan to 2032 Revised Preferred Option	e	Per document	D	50.00	50.00
Fylde Borough Local Plan As Altered 2005	e	Per document	D	46.00	46.00
Postage	c	Per document		3.00	3.00
Housing Land Availability	e	Per document	D	15.50	15.50
Postage	c	Per document		1.00	1.00
2002 Housing Needs Survey	e	Per document	D	51.00	51.00
Postage	c	Per document		3.00	3.00
House Extending Your Home	e	Per document	D	30.00	30.00
Postage	c	Per document		0.60	0.60
Strategic Housing Land Availability Assessment	e	Per document	D	3.30	3.30
Postage	c	Per document		0.50	0.50

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Land at Wesham Hospital	e	Per document	D	2.20	2.20
Postage	e	Per document		0.50	0.50
Land at Queensway	e	Per document	D	2.20	2.20
Postage	e	Per document		0.50	0.50
Queen Mary School	e	Per document	D	5.50	5.50
Postage	e	Per document		0.50	0.50
Windows Doors and Architectural Joinery	e	Per document	D	5.50	5.50
Postage	e	Per document		0.50	0.50
Wimbourne Stables	e	Per document	D	2.20	2.20
Postage	e	Per document		0.50	0.50
Policy for Shop Front Design Guide	e	Per document	D	3.30	3.30
Postage	e	Per document		0.50	0.50
606 Clifton Drive North (Revised Development Brief)	e	Per document	D	2.20	2.20
Postage	e	Per document		0.50	0.50
Land at Weeton Road, Wesham	e	Per document	D	2.20	2.20
Postage	e	Per document		0.50	0.50
The Conversion of Fylde's Traditional Farm Buildings	e	Per document	D	3.30	3.30
Postage	e	Per document		0.50	0.50
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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Planning Fees Planning fees are charged at the national rates which are established and set by the Government. https://new.fylde.gov.uk/resident/planning/planning-application-fees/ Building Control Full Plans Standard charge for erection or conversion of dwelling houses up to 300m2 and up to 3 storeys					
1 dwelling	a	Per application	D	690.00	690.00
2 dwellings	a	Per application	D	930.00	930.00
3 dwellings	a	Per application	D	1,170.00	1,170.00
4 dwellings	a	Per application	D	1,410.00	1,410.00
5 dwellings	a	Per application	D	1,650.00	1,650.00
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 charges for extensions to existing dwellings					
Extension with floor area not exceeding 10m2	a	Per application	D	375.00	390.00
Extension with floor area exceeding 10m2, but not exceeding 40m2	a	Per application	D	475.00	500.00
Extension with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	650.00	675.00
Extension with floor area exceeding 80m2, but not exceeding 100m2	a	Per application	D	800.00	825.00

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Standard charges for extensions to existing dwellings continued:					
Loft conversion up to 40m2 that does not includes a dormer window	a	Per application	D	375.00	390.00
Loft conversion up to 40m2 that includes a dormer window	a	Per application	D	475.00	500.00
Erection or extension of a detached or attached domestic garage not exceeding 40m2	a	Per application	D	275.00	300.00
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	375.00	400.00
Conversion of domestic garage to habitable room	a	Per application	D	325.00	350.00
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
Regularisation of any work which would normally be subject to a set charge/negotiated fee	e	Per application	D	Minimum 150%	Minimum 150%
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

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Standard charges to other works to dwellings continued					
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
Standard charges for work to non-domestic buildings:					
Extensions and new buildings (commercial)					
Not Exceeding 10m2 (industrial and storage)	a	Per application	D	300.00	350.00
Not exceeding 10m2 (other use classes)	a	Per application	D	350.00	400.00
Between 10m2 and 40m2 (industrial and storage)	a	Per application	D	400.00	450.00
Between 10m2 and 40m2 (other use classes)	a	Per application	D	500.00	550.00
Exceeding 40m2	a	Per application	D	Negotiated Fee	Negotiated Fee

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Standard charges for work to non-domestic buildings continued					
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	150.00	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	250.00	300.00
£5,000 to £10,000	a	Per application	D	300.00	350.00
£10,000 to £20,000	a	Per application	D	360.00	400.00
£20,000 to £30,000	a	Per application	D	450.00	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
Miscellaneous Charges					
Re-open an archive file	a	Per file	D	90.00	84.00
Research and retrieval of manual records (other than for search records)	a	Per file	D	60.00	60.00
Subsequent site inspections on applications previously archived	a	Per file	D	-	60.00
Copy Decision Notices and Completion certificates	a	Per Notice	D	20.00	20.00
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
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.					

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<u>Building Notice</u>					
Building Notice charge is equal to the Full Plans fee plus 10%					
1 dwelling	a	Per application	D	759.00	759.00
2 dwellings	a	Per application	D	1,023.00	1,023.00
3 dwellings	a	Per application	D	1,287.00	1,287.00
4 dwellings	a	Per application	D	1,551.00	1,551.00
5 dwellings	a	Per application	D	1,826.00	1,826.00
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
Building Notice charges for extensions to existing dwellings					
Extension with floor area not exceeding 10m2	a	Per application	D	412.50	429.00
Extension with floor area exceeding 10m2, but not exceeding 40m2	a	Per application	D	522.50	550.00
Extension with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	715.00	742.50
Extension with floor area exceeding 80m2, but not exceeding 100m2	a	Per application	D	880.00	907.50
Loft conversion up to 40m2 that does not includes a dormer window	a	Per application	D	412.50	429.00
Loft conversion up to 40m2 that includes a dormer window	a	Per application	D	522.50	550.00
Erection or extension of a detached or attached domestic garage not exceeding 40m2	a	Per application	D	302.50	330.00
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	412.50	440.00
Conversion of domestic garage to habitable room	a	Per application	D	357.50	385.00
Notifiable electrical work carried out by a non-competent person (i.e. not Part P registered)	a	Per application	D	250.00	250.00

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Building Notice charges for extensions to existing dwellings continued:					
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
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

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Building Notice charges to other works to dwelling continued:					
£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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